

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY9 November 2022Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2022/11**ERECTION OF DETACHED TWO AND ONE-HALF STOREY DWELLING. (AMENDMENT TO PLANNING PERMISSION REF: 2021/0693/TP TO ALLOW ALTERATIONS, DELETING BASEMENT AND ALTERATIONS TO ROOF PROFILE)****PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

**DETAILS OF APPLICATION**

2. Application type: Further application (Ref No:- 2022/0242/TP).
- Applicant: Mr Rehan Tahir
- Proposal: Erection of detached two and one-half storey dwelling.  
(Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)
- Location: 29 Rouken Glen Road, Giffnock, East Renfrewshire, G46 7EL.
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

**RECOMMENDATIONS**

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
- (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
- (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or

- (b) that in the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

## **BACKGROUND**

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons including appeal statement is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has detailed in their opinion that this review can continue to conclusion based on the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 9 November 2022 before the meeting of the Local Review Body which begins at 2.30pm.

## INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

**13.** Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

**14.** The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages );
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages );
- (c) Decision notice and reasons for refusal - Appendix 4 (Pages ); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement - Appendix 5 (Pages ).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages ).

- (a) Existing Contextual Elevation 19 743 PL16;
- (b) Existing Elevations 19 743 PL04;
- (c) Existing Elevations 19 743 PL05;
- (d) Existing Site and Location Plans 19 743 PL02;
- (e) Existing Site Plan 19 743 PL03;
- (f) Proposed Ground Floor Plan 19 743 PL08;
- (g) Proposed Site and Location Plans 19 743 PL06;
- (h) Refused – Location Plan 19 743 PL01;
- (i) Refused – Proposed Site Plan 19 743 PL07;
- (j) Refused – Proposed Ground Floor Plan 19 743 PL10 A;
- (k) Refused – Proposed Upper Floor Plan 19 743 PL11;
- (l) Refused – Proposed Attic Floor Plan 19 743 PL12 A;
- (m) Proposed Roof Plan 19 743 PL13 A;
- (n) Proposed Elevations 19 743 PL14 B;
- (o) Proposed Elevations 19 743 PL15 B; and
- (p) Proposed Contextual Elevation 19 743 PL17 A.

**16.** The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling and are also included as Appendix 2.

**17.** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

## **RECOMMENDATIONS**

**18.** The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
  - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Sharon McIntyre

Director – Louise Pringle, Director of Business Operations and Partnerships

Sharon McIntyre, Committee Services Officer  
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Tel: 0141 577 3011

Date:- November 2022

# APPLICATION FORM

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100189502-015

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Please provide the application reference no. given to you by your planning authority for your previous application and the date that this was granted.

Application Reference No: \*

2021/0693/TP

Date (dd/mm/yyyy): \*

04/03/2022

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	inkdesign architecture Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Maurice	Building Name:	Unit 6, The Briggait
Last Name: *	Hickey	Building Number:	141
Telephone Number: *	0141 552 2729	Address 1 (Street): *	Bridgeway
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G1 5HZ
Email Address: *	info@inkdesign.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Rehan	Building Number:	18
Last Name: *	Tahir	Address 1 (Street): *	Burnside Road
Company/Organisation	<input type="text"/>	Address 2:	Giffnock
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G46 6TT
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		



## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

29 ROUKEN GLEN ROAD

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7EL

Please identify/describe the location of the site or sites

Northing

658783

Easting

254816

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

In terms of the proposed alteration to the roof, I would advise that this would be unlikely to be considered favourably. The increase in the roof massing is considerable and this would have a significant impact on the character and design of the dwelling: making it appear much larger and visually dominant on the street scape.

Title:

Mr

Other title:

First Name:

Derek

Last Name:

Scott

Correspondence Reference Number:

Date (dd/mm/yyyy):

03/03/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Detached dwelling house

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Maurice Hickey

On behalf of: Mr Rehan Tahir

Date: 26/04/2022

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Maurice Hickey  
Declaration Date: 26/04/2022

### Payment Details



Created: 26/04/2022 15:33

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**COPIES OF OBJECTIONS/REPRESENTATIONS**

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33 Rouken Glen Road,  
Thornliebank,  
Glasgow, G46 7EL.  
20/05/2022

Planning Officer,  
Planning Dept,  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Application number 2022/0242/TP

Dear Planning Officer,

Re the above planning application for the proposed new build detached property at no. 29 Rouken Glen Road, Thornliebank, G46 7EL.

Thank you for your recent letter date 11<sup>th</sup> May 2022 advising us of a further set of new plans for the proposed erection of a detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile).

We wish to object to these new plans on the grounds that this new property will overlook our property at no. 33 Rouken Glen Road, Thornliebank.

We wish to take this opportunity to remind you that there is no number 31 Rouken Glen Road. We are direct next-door neighbours to no. 29 Rouken Glen Road and this new build will look directly into our property at no. 33 Rouken Glen Road.

All upstairs first floor side windows, side bedroom windows, master ensuite windows and the large floor to ceiling upper hallway windows on the new plans for no. 29 overlook our property. We object to these substantially sized windows overlooking our property.

All these windows are overlooking our side garden (including patio area), kitchen, main family living room and one upstairs bedroom).

We object also to the proposed side and front terrace/balcony on these plans outside the first floor front bedroom (bedroom 2) on the grounds of overlooking our side patio, our side garden and front garden, kitchen & living room.

In addition to this there are three windows above the first-floor side bedroom and upper hallway windows coming out from the roof. These may be dormer or skylight windows. Either way they will again overlook our property. We object to these windows on the grounds of overlooking.

We object to the gallery noted in the proposed roof and attic floor plans as it overlooks our property.

We wish to object to these plans on the grounds of extensive overlooking with significant loss of privacy.

We wish to object to the inaccurate portrayal of our own side gable wall facing the newbuild property. These plans, like all the previous plans, portray our gable wall on that side as being without any windows which is misleading. These plans have a drawing of our apparent "windowless" gable wall; this is presenting our own property inaccurately to the planning officer/planning department as we have no less than three windows and two large window patio doors on this side gable wall, all of which are clear see-through glass.

To help the planning officers understand our objection we include a brief description of the floor plan of the affected areas of our property, no. 33 Rouken Glen Road.

Downstairs facing out onto Rouken Glen Road on the side next to no. 29, we have our main living/family room where we spend a significant amount of time. There are both front and side windows in this room. Upstairs on this side are two of our bedrooms. The bedroom to the rear has a window looking straight across at no 29. Also on this side, through our rear living/family room wall is our dining kitchen. We have patio doors which open from our dining kitchen onto our side patio area and garden where we have barbecues and regularly sit to enjoy family time with our four children and extended family/friends. We also have a side kitchen window just along from these patio doors, none of which have been included in the drawings of our house. Interestingly, the front

windows of our house have been included but not the side downstairs windows, upstairs bedroom window or the kitchen patio doors. If they were present on the drawings, our objection on the grounds of overlooking would be clear to see to anyone viewing these plans.

The now demolished house that was there, on the site of no. 29, had no windows overlooking our property and that was one of the reasons we purchased this house.

We have been used to privacy on that side and these new plans take away our privacy.

As an alternative, if this new build property at no 29 were to have the main entrance at the front; the proposed large windows on the first floor and the floor above would allow the new owners to enjoy scenic views of Rouken Glen Park. However, the current plans give a view of our side garden (including patio area), living room, dining kitchen and rear upper bedroom.

This alternative style of house, as described, with the main entrance at the front, would be more in keeping with the other properties on this road. These properties tend to have opaque bathroom windows of a smaller size situated on the ground floor, first floor and to the side of their properties. This avoids any issues of large scale overlooking to their neighbours as is proposed, unfortunately, with these plans for no 29 Rouken Glen Road.

We wish it to be noted that the BT line coming across the existing site at no 29 is the sole telecom line to our property at no 33. Therefore, if it is to be taken down to allow the construction of this newbuild at no. 29 it will need be appropriately re-located.

In summary, we object to the current plans for no 29 Rouken Glen Road on the grounds of:

- The large build size and the overlooking into our home (our family home since 2009)

Yours faithfully,

Martin & Gabrielle Lawwell

Copy: Paul Hughes

Hughes, Shaughnessy, McFarlane. Solicitors.

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2 Glenwood Drive,  
Thornliebank,  
GLASGOW G46 7EN

27/05/2022.

Dear Mr. Scott,

I am writing to you in connection with the planning application 2022/0242/TP

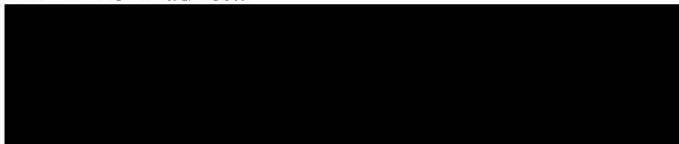
My garden borders the private lane which can be accessed by the residents whose properties give on to the lane. In the past lorries, flat bed trucks and even very long lorries with a mechanical digger have gone up the lane to take away rubble etc from 29, Rouken Glen Road. I have been really worried about the possibility of damage being done to my garage, wall and the drains in the lane with such large vehicles being driven up and backed down such a narrow lane. If that were to happen I do not know how it would be possible to prove that the damage had been done by trucks etc. accessing the back of 29 Rouken Glen Road. There is access at the front but I have never seen that being used.

With the prospect of a new large house being built on the site I am afraid that there will be even more heavy vehicles going up and down the lane.

I do not object to the construction of a new house even though it does not seem to be in keeping with the more traditional houses round about but I would ask that the lane should not be used to transport building materials when the size and weight of the lorries delivering them could be a risk to my property.

Yours,

Anne Marie Madden.



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## Comments for Planning Application 2022/0242/TP

### Application Summary

Application Number: 2022/0242/TP

Address: 29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL

Proposal: Erection of detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)

Case Officer: Mr Derek Scott

### Customer Details

Name: Mr Darren McCormack

Address: 27 Rouken Glen Road, Giffnock, East Renfrewshire G46 7EL

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Date 31st May 2022

FAO East Renfrewshire Council Planning Department

Dear Sir/Madam,

We recently received a letter regarding an amendment to Planning Permission Ref: 2021/0693/TP (Application number 2022/0242/TP) for the site at 29 Rouken Glen Road that we directly neighbour (at 27 Rouken Glen Road).

We have raised objections to the past versions of the plans but have so far been frustrated that our concerns have not been addressed. We are hopeful that the new administration and planning committee will give serious consideration to our objections and concerns with regard to this planning application bearing in mind the impact that this proposed development will have on our quality of life.

In reviewing the proposed plans, we have taken into consideration the various policy and guideline documents available to ourselves including East Renfrewshire Council's Local Development Plan (LDP), LDP Supplementary Planning Guidance: Daylight and Sunlight, Green Network and Environmental Management documents, and The Human Rights Act 1998. Following review of these policies/guidelines against the proposed plans we would like to outline our key objections as being:

- The loss of sunlight/daylight to our property and garden
- The loss of privacy to our garden and property
- The overdevelopment of the site
- the impact on the natural landscape
- the noise and disruption caused by such a large development

The amended plans now involve the raising in height of the proposed building's roof. We firmly believe that the higher roof combined with the proximity of the development to our house and overall size of the proposed property will cause an unacceptable loss of sunlight/daylight predominately to our habitable rooms on our ground floor (sitting room, living room and kitchen) on the east side of our property and our garden. Referring to the LDP SPG Daylight and Sunlight Design Guide, applying 'the 25 degree approach' under these circumstances would result in an unacceptable loss of sunlight/daylight to our habitable rooms and therefore would be in violation of the council's planning guidelines.

Furthermore, this increase in height of the roof means that this property will now be taller than those it neighbours (including our own) breaking the building line with the adjacent properties contravening LDP - Policy D15 - 'existing building lines should be respected'.

It should be noted that the previous property was 8m from our boundary and was a bungalow whereas the proposed dwelling will be just 3.8m from our boundary and will be significantly higher. As our ground floor is lower than the ground floor of the proposed neighbouring property there will be significant over-shadowing resulting in a restriction of sunlight and daylight through the windows of our habitable rooms. In addition, our kitchen and garden, which currently enjoys unrestricted sunlight throughout the morning will have a significantly reduced levels of direct light due to over-shadowing.

Furthermore, the plans include 2 side windows on the upper floor which will provide direct sightlines into our bedrooms on our first floor, one of which is occupied by our young son. These side windows will also facilitate a direct sight into our living room, kitchen and sitting rooms. The plans now also feature large windows at the rear of the proposed property which will give direct views into our garden. As I'm sure you can appreciate, these plans will have a huge impact upon our privacy and disregards the LDP - Policy D1 - The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy.

Furthermore, we believe that these proposed plans breach Article 8 of the Human Rights Act which relates to respect for private and family life. With a young family we value our privacy and are deeply concerned by these plans which facilitate a clear and very concerning violation of our privacy by enabling views into 2 of our bedrooms along with the habitable rooms on our ground floor and our rear garden. As I'm sure you are aware, a number of new build properties have been built on Rouken Glen Road over the past few years and none of them contain side windows on the upper floors. They have all been built with adherence to the council's planning guidelines.

In addition we are concerned about the mature trees that line the border between the properties but are actually within the boundary of our property. The owner of the proposed house has already requested removal of these trees which we have refused. Therefore we want to highlight again that we do not agree to the removal of our trees and refer to LGP policy D1 - 'The development



should not impact on landscape character or the green network, involve significant loss of trees or important landscape, greenspace or biodiversity'. Not only are these trees important to the environment, they also provide a high degree of privacy, add character to our property and the surrounding area, and are inhabited by wildlife.

(LDP - Policy D1) 'The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials'. We believe that the plan involves over development of the site in terms of size, scale and massing. The previous property was 1.5 storeys whereas the new proposal is more than double in height.

Finally, we are concerned about the noise and disruption a new build of this scale and size will cause. We were very aware that while the original house was being demolished and the site being cleared, that the council set out specific times during the day when this work should be carried out. However, there were numerous occasions when work began before the agreed time thus breaching the guidelines set out by the council.

To support our objections, we are more than happy to provide recent floor plans of our property and we would welcome a site visit from a planning officer so that they can see for themselves the detrimental impact the proposed new build will have on our privacy, family life and enjoyment of our property.

Yours faithfully,

Mr & Mrs D. McCormack  
27 Rouken Glen Road

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2022/0242/TP

Date Registered: 26th April 2022

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 254816/:658783

Applicant/Agent:

Applicant:

Mr Rehan Tahir

18 Burnside Road

Giffnock

Glasgow

Scotland

G46 6TT

Agent:

Maurice Hickey

Unit 6, The Briggait

141 Bridgegate

Glasgow

Scotland

G1 5HZ

Proposal: Erection of detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)

Location: 29 Rouken Glen Road  
Giffnock  
East Renfrewshire  
G46 7EL

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2019/0668/TP	Erection of two storey detached dwelling following demolition of existing dwelling and widening of driveway.	Approved Subject to Conditions	22.06.2020
2021/0693/TP	Erection of detached two and one-half storey dwelling with basement. (Amendment to Planning Permission Ref: 2019/0668/TP to allow alterations)	Approved Subject to Conditions	02.03.2022

**REPRESENTATIONS:** Three representations have been received, two objecting to the proposal and one indicating a neutral stance. Representations can be summarised as follows:

Objections

Overlooking  
Loss of daylight  
Overshadowing  
Over-development  
Impact on landscape/loss of trees  
Noise and disturbance during the construction phase  
Size of the dwelling  
Interference with existing utilities

Neutral

Potential damage to access lane at rear and to adjacent properties

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

The application site comprises a vacant plot which was until recently occupied by a detached one and a half storey dwelling and its curtilage. The former dwelling has been demolished and the site stripped of most of its vegetation. It lies within an established residential area on the north side of Rouken Glen Road.

Planning permission 2021/0693/TP was granted on 2 March 2022 for the erection of a two and a half storey dwelling with a basement. This was an amendment to an earlier permission 2019/0668/TP, granted on 22 June 2020 for the erection of a two storey dwelling and widening of driveway following the demolition of the original dwelling.

Planning permission is now sought for further alterations to the proposed dwelling to allow the removal of the basement storey and for alterations to the roof geometry.

The application requires to be assessed with regard to Policy D1 of the adopted East Renfrewshire Local Development Plan 2. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area.

The two and a half storey dwelling approved under reference 2021/0693/TP was significantly larger and comprised greater massing than the traditional one and a half storey dwelling which previously stood on the site. Given the site's topography, the approved dwelling, including a basement, comprised a significant amount of underbuilding to the front. The combination of the dwelling's massing, size and underbuilding could have easily resulted in it being a dominant and incongruous addition to the streetscape to the detriment of the character and visual amenity of the area. Its impact in this regard was nevertheless mitigated by the careful design of the roof. The roof of the approved dwelling comprises two full-height hipped sections over the central and left-hand bays, with a lower hipped section over the right-hand bay. This helped break up the massing of the dwelling and lessened its overall impact on the streetscape.

The amendment to remove the basement storey raises no adverse amenity issues. It should also be noted that the removal of the basement facilitates an overall lowering of the proposed dwelling by 40cm.

The alterations to the roof geometry involve the continuation of the full-height roof structure over the right hand bay in lieu of the smaller secondary hip. This is to allow further accommodation in the attic storey. Notwithstanding the overall lowering of the dwelling, including the ridge and eaves, by 40cm, this enlargement of the roof is considered to significantly increase the massing of the dwelling to the extent that the proposed dwelling would be a dominant and incongruous addition to the streetscape. This would be to the detriment of the character and visual amenity of the area. This aspect of the proposal is therefore contrary to Policy D1 of LDP2.

The proposal would not give rise to any significant additional overlooking, overshadowing or loss of daylight given the nature of the changes and the dwelling's orientation in relation to the adjacent dwellings and distances from the site boundaries. Whilst there are roof light windows in the altered portion of the roof, those were also present on the previous approval and are at ceiling level over the upper landing area.

The objections relating to over-development of the plot; and impact on landscape/loss of trees are noted. However, the principle of the replacement dwelling is established and the proposal relates only to the changes to the roof geometry and the removal of the basement. Location plans do not normally show details relating to the proposal or the adjacent houses. Their purpose is to identify the location of the site. Constraints such as the location of adjacent windows are identified at a site visit. Any works to existing utilities to facilitate the works would require to be agreed separately with the utilities providers. Any damage to the shared access lane or to adjacent properties would be a private legal matter between the parties involved. The objection relating to the size of the dwelling has been considered above insofar as the size and massing is exacerbated by the alterations to the roof geometry. If the application is approved, a condition can be included to limit the hours of construction on site.

In conclusion, the proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan 2 as the alteration and enlargement of the roof would significantly add to the massing of the dwelling, causing it to be a dominant and incongruous addition to the streetscape. This would be detrimental to the character and visual amenity of the area. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application be refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON FOR REFUSAL:**

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan 2 as the alteration and enlargement of the roof would significantly add to the massing of the dwelling causing it to be a dominant and incongruous addition to the street scape. This would be detrimental to the character and visual amenity of the area.

**ADDITIONAL NOTES:**

None.

**ADDED VALUE:**

None

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3001.

Ref. No.: 2022/0242/TP  
(DESC)

DATE: 28<sup>th</sup> June 2022

**DIRECTOR OF ENVIRONMENT**

**Reference: 2022/0242/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan 2**

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of



- movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
  10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
  11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
  12. Unless justified, there will be a general presumption against landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
  13. Backland development should be avoided;
  14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
  15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
  16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
  17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
  18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
  19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
  20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

**GOVERNMENT GUIDANCE:**

None

Finalised 28/06/2022 AC(6)

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**

**REFUSAL OF PLANNING PERMISSION**

Ref. No.        **2022/0242/TP**

**Applicant:**

Mr Rehan Tahir  
18 Burnside Road  
Giffnock  
Glasgow  
Scotland  
G46 6TT

**Agent:**

Maurice Hickey  
Unit 6, The Briggait  
141 Bridgegate  
Glasgow  
Scotland  
G1 5HZ

With reference to your application which was registered on 26th April 2022 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)**

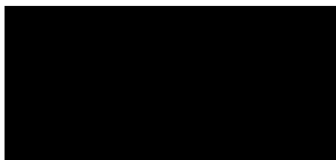
**at: 29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL**

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

**The reason(s) for the Council's decision are:-**

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan 2 as the alteration and enlargement of the roof would significantly add to the massing of the dwelling causing it to be a dominant and incongruous addition to the street scape. This would be detrimental to the character and visual amenity of the area.

Dated            28th June 2022



Director of Environment  
East Renfrewshire Council  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Tel. No. 0141 577 3001

## 278

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	PL01		
Block Plan Proposed	PL07		
Elevations Proposed	PL14	B	
Elevations Proposed	PL15	B	
Plans Proposed	PL12	A	
Plans Proposed	PL10	A	
Plans Proposed	PL11		
Plans Proposed	PL13	A	
Street Scene	PL17	A	

**GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

**REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**CONTACT DETAILS**

**East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG**

**General Inquiry lines 0141 577 3001  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**

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**NOTICE OF REVIEW  
AND  
SUPPORTING STATEMENT**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100189502-018

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1 (Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Rehan"/>	Building Number:	<input type="text" value="18"/>
Last Name: *	<input type="text" value="Tahir"/>	Address 1 (Street): *	<input type="text" value="Burnside Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Giffnock"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 6TT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@inkdesign.co.uk"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="29 ROUKEN GLEN ROAD"/>
Address 2:	<input type="text" value="GIFFNOCK"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G46 7EL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658783"/>	Easting	<input type="text" value="254816"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Erection of detached two and one-half storey dwelling. (Amendment to Planning Permission Ref: 2021/0693/TP to allow alterations, deleting basement and alterations to roof profile)

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Supporting statement from Applicant attached in supporting documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

- 19-743-NoticeOfReview-ApplicantSupportingStatement - 19-743-PlanningApprovedDrawingPackage-2021\_0693\_TP - 19-743-PlanningRefusalDrawingPackage-2022\_0242\_TP - ufm25\_E-Decision\_Approval\_Pack (19-743-PlanningApprovalPack-2021\_0693\_TP) - -773218 (19-743-PlanningApprovalHandlingReport-2021\_0693\_TP)

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2022/0242/TP

What date was the application submitted to the planning authority? \*

26/04/2022

What date was the decision issued by the planning authority? \*

28/06/2022

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

**Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Maurice Hickey

Declaration Date: 28/09/2022

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East Renfrewshire Planning Department  
Eastwood Park, Rouken Glen Road  
Giffnock, G46 6UG

Date - 27/09/2022

RE: 29 Rouken Glen Road, G46 ?EL

Dear East Renfrewshire Council,

I am writing to appeal your decision of 28 June 2022 where you refused planning for a simpler roof design, which is cost effective to build and easier to install.

You have stated the enlargement of the roof would significantly add to the massing of the dwelling causing it to be a dominant and incongruous addition to the street scape. This would be detrimental to the character and visual amenity of the area.

I and many other professional architects, Timber Frame, Truss Frame companies like Flemingshouse Timber frame, Deeside Timber Frame, NorFrame, and Scotframe disagree with your decision which defies design logic and find your justification for refusal exaggerated. I have attached their email replies in the enclosure section for you to see their professional opinion.

Before I get to the Timber frame companies, let me briefly outline the lack of engagement I have had with the planning department which is why we find ourselves at this appeal stage. I believe all the main points that I had been sending as separate emails couple of months before the new application in March have been ignored. I am therefore going to mention them all again in this appeal, an appeal which has once again stopped the project.

Every time I've spoke to someone in the planning department they have never known the points highlighted by myself and even after long calls with the planning head of the department I've realized that no one in the planning department really understands how the build side of things actually work.

This many applications and 3 years of my time wouldn't have been wasted if the planning department even agreed to one site visit with me and not make me look like a bad guy by exaggerating my actions and them only wanting to deal with my architect. It's been a long and frustrating process for me to keep trying to explain to people who have just made their mind up and don't really care about the amount of financial loss someone like me has to incur while just trying to make a good sized eco family home that is near carbon zero at a sought after location.

I strongly believe a new application wasn't required for a change like this. Application

after application to make changes that suited the council more than me (that was our 3rd or 4th application). The new plan is not what I wanted originally but the planners seem to think other people won't like that house on that street when the truth is that when I got really fed up at one point when I was so angry looking at my financial loss, I ended up putting that empty plot on the market in November 2021 and the amount of interest and cash offers was incredible which showed me that how wrong the council is to think otherwise and thinking they know best of what size of house people should be living in. Potential buyers were literally ready to pay over the asking price with plans and were also saying they were going to go back and make the roof simpler (2 were builders that knew straight away that it was a very complicated roof design). Then my family said, by selling the plot with plans, I would be throwing away the past 3 years of hard work and planning for our family home away and for someone else to just come and build it and enjoy the work put in by me first identifying then buying cash as banks won't lend for knock downs, then knocking the old 250 year old cottage down and then planning for years and taking the financial hit.

I would like you to appreciate the financial hardships I have suffered as a result of the council delays. In order to fund this project, I had taken 700k out from my business at the end of 2019, costing me over 200k in rent from the commercial properties, this figure was 150k the last time I mentioned this on February 2022). To add to my financial worries, the build cost has went up to 1m with the basement, from 600k and I have now decided to take the basement out. Even without the basement the build cost is likely to be closer to 800k. To make matters worse, the situation the council is trying to put me into by making me build a complicated roof which now has been rejected by 4 timber frame companies to make off site to then add to the house, and no joinery firm is taking it on without me agreeing to a no warranty job as they will be working with another company and I will probably even need an onsite manager and near double the price of the roof. Further, to support this complicated roof, I have been advised by these companies. I need to put metal through the open part of the house to hold it from a double height corridor to then add the waist height part of the roof with zinc flat section in the middle to get a design no one will see unless they were looking for it (I know this because about 20 people have saw the pictures side by side and noticed straightaway the difference of what the council passed and what is much more suitable for the build and the people who are going to be living in it.

This is a key position the council does not seem to understand and I would like you to look objectively at the pictures provided against the reasons for the rejection. You will agree the change proposed makes absolute sense from a design, cost and installation prospective and would not be detrimental to the character and visual amenity of the area.

As stated before, I discussed this with the council planners/head of planning all this in emails and phone call, and they admit it they don't understand it and that it will have to be a new application for them to go through (back in Jan and Feb) and to understand it as they are short staffed and with a back log of applications even though mines has been delayed considerably.

The council are not understanding that I want the house made to last, with minimum

disruption and offsite built so it's much stronger (newer way and much easier) and put together on site and made water tight within 2 weeks. But that won't work with the roof design they are not budging from, after speaking to so many contractors I found out at the beginning of the year that it is so much hassle to even big timber frame companies, roofing and roof truss companies like Flemingshouse Timber frame, Deeside Timber Frame, NorFrame, and Scotframe who also own pascuals (roof trusses company) are saying to me that they can't do it without onsite customization work by another joinery company which would void there expensive timber frames warranty as you are making changes that are so rare and don't make sense in the world of making houses and the new easier way of putting that sort of roof together and using them won't make sense.

It's like buying an expensive customized piece of furniture then asking someone to customize it further to make it fit whereas it would be easier and much more cost effective to buy a piece of furniture that actually works to begin with.

I have been in discussion with truss companies to make this design work even though the increased costs are something I am reluctantly willing to bear, however they are telling me it's not just a singular increase, the increase will need to be across the board. So far I have had to bear increased costs even after I've paid the architect more money, structural engineer paid again to re do the foundations to carry the extra weight in the middle and still the contractors as there not really interested in doing this sort of work as it doesn't make sense. I don't really care about the extra space in the attic but that's not what's making me appeal. To proceed with the current design;

- I would need to agree to nulling warranties
- I would need to pay over the odds to make builders do things that they say don't make sense from a buildings point of view,
- I don't want to mess up the inside structure of the house as the weight of half that roof can't be on the outside load bearing walls the way it will be built
- which then has complicated the structural engineers work, which also cost me much more than the simple way and will need much more engineer on site visits as no party will agree that it's supposed to be their engineer
- more metal required in the roof which adds even more weight in the roof frame and needs cranes as it will be done after the timber frame is done and that part of the roof will still be needing customized
- And after all this expense and frustration is carrying for much longer on site I will be left with having less space in the house because of the metal going right through the house to hold the dips in the roof
- A more expensive foundation and complicated ground works which I've already paid the structural engineer to customize
- roofers charging much more as it's got 12 different parts to that roof and a high end company required that does the different parts of that roof and warranty will be costly as

it will be very difficult to fix it if something happened in the future with that waist height attic that makes no sense because it will also need to be built in a certain way to access later with all the different types of slopes and dips and materials being used.

- Our proposal would mean the roof having 7 parts and a company like Scotframe can build it offsite and no second contractor required and much more stronger built to last 100 years easily if the roofer also does a good job (which will be easier with design I'm asking to be passed).

- leaving not much space for pv either with complicated design as we also found out we will need the more expensive pv that are not the normal size and will look stupid as they will be put on different parts of the roof making the roof look even more stupid. This is like buying furniture for a room before even knowing the room size where as if the design is simple then the pv will look more symmetrical and suited to the roof.

- re-sell value being less in 10-20 years' time as the chances of the complicate roof causing issues will be much more it can cause much more.

- And I've never seen a complicated roof like that in the whole of East Renfrewshire where there are many huge new builds that are much bigger than mines (I stayed in Burnside road where there are many houses that are 4 storey and over 1.5 times size of this house, and with huge attics and basements that look amazing)

Again, the planners have been told all this in the emails in the past and phone calls with me and never once they have agreed to meet me because of covid which was also long gone and my comments of them elongating working from home causing these delays to all the people that have put in planning applications was blown out of proportion and used against me so they only then wanted to deal with my architect.

I am more than happy to come to any appeal meeting to discuss these points further.

I look forward to hearing from you.

Sincerely,

Rehan Tahir



**Enclosures**

Please see below communication from just one of the big timber frame company who are known to be able build any type of frame. I met them at the Birmingham Home Show at the National Exhibition Centre and that was after the others had rejected it and this company said that they can do anything else with people and contacts they have. Now they are even saying they can't do it without making it really complicated and a huge nightmare for the project manager, who also will then charge me more.



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occupation of the dwelling hereby approved.

In the interest of public road safety and visual amenity.



{Front} Elevation as Proposed O 1:200



{Side} Elevation as Proposed O 1:200



7:57 4G+  
5 Messages  
649 19 - 743 - 29 Rouken Glen... A



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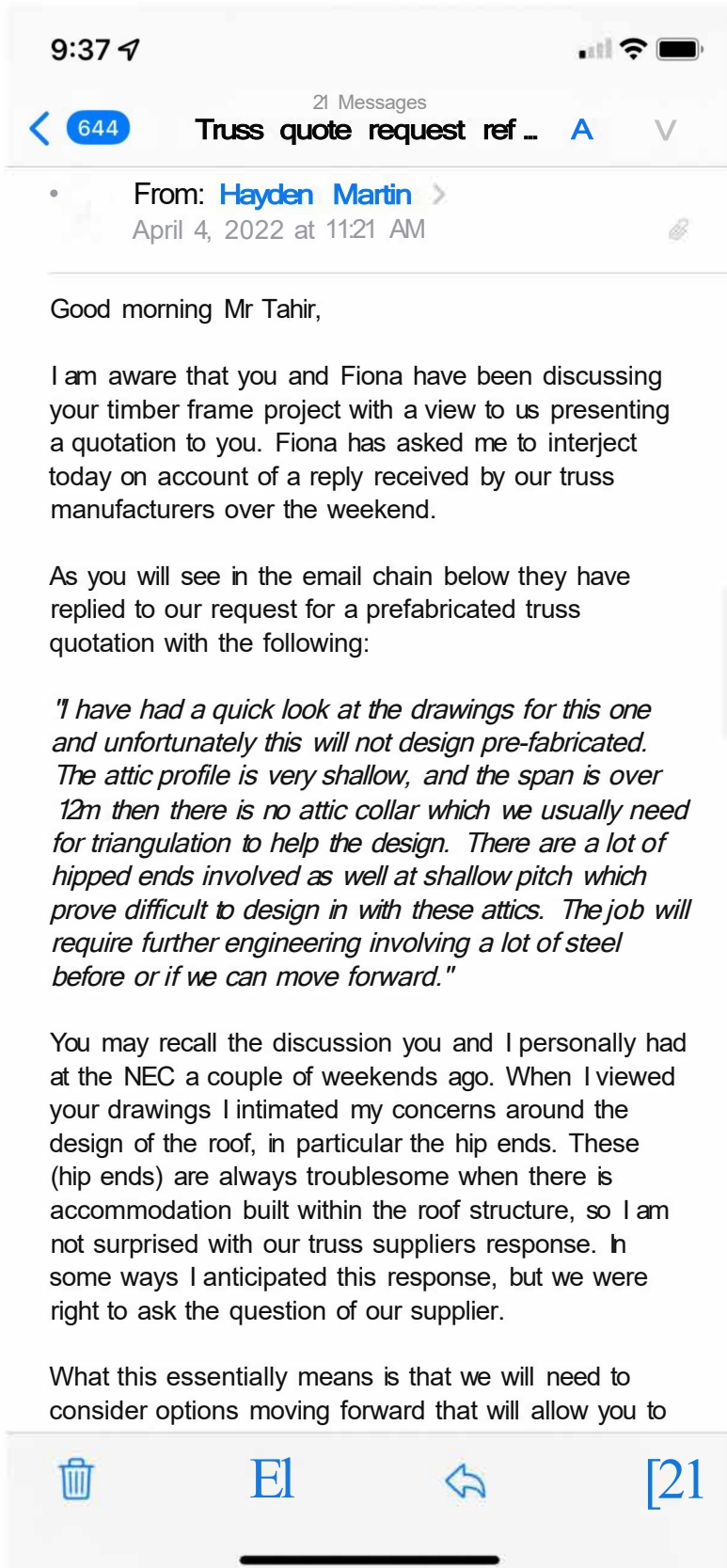


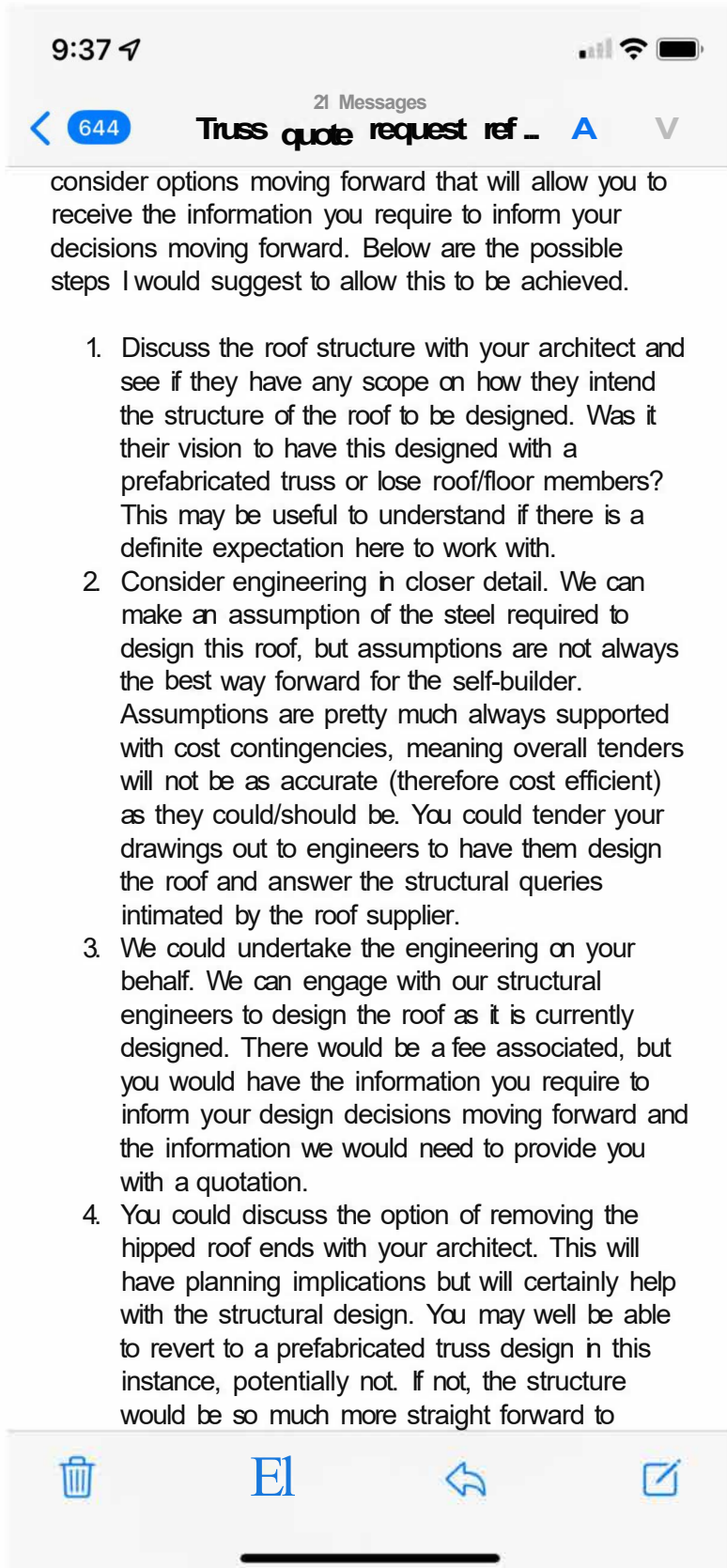
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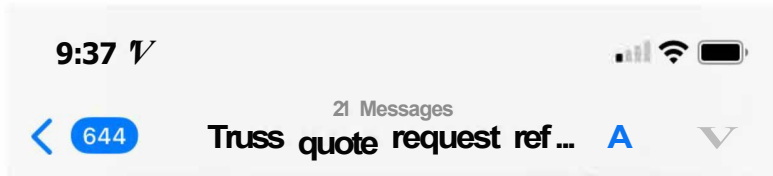


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instance, potentially not. If not, the structure would be so much more straight forward to create, meaning many practical and cost efficiencies.

Please consider these possible scenarios moving forward and let Fiona and I know which may suit you best.

I hope this helps you in some shape or form in the first instance.

Kind regards,



## FLEMINGHOMES

**Hayden Martin**  
Operations Director

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# REPORT OF HANDLING

Reference: 2021/0693/TP

Date Registered: 23rd August 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 254816/:658783

Applicant/Agent:

Applicant:  
Mr Rehan Tahir  
18 Burnside Road  
Giffnock  
Glasgow  
G46 6TT

Agent:  
Maurice Hickey  
Unit 6, The Briggait  
141 Bridgegate  
Glasgow  
G1 5HZ

Proposal: Erection of detached two and one-half storey dwelling with basement.  
(Amendment to Planning Permission Ref: 2019/0668/TP to allow alterations)

Location: 29 Rouken Glen Road  
Giffnock  
East Renfrewshire  
G46 7EL

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2019/0668/TP	Erection of two storey detached dwelling following demolition of existing dwelling and widening of driveway.	Approved Subject to Conditions	22.06.2020
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**REPRESENTATIONS:** Three objections have been received and can be summarised as follows:

- Overlooking
- Overshadowing
- Loss of daylight
- Over-development
- Size and design of the proposed dwelling
- Removal of trees
- Basement excavation could cause damage to surrounding dwellings/property
- Noise and disruption during the construction phase
- Breaks the building line on Rouken Glen Road
- Alternative design should be considered

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

The application site was until recently occupied by a detached one and a half storey dwelling and its curtilage. The dwelling has been demolished and the site stripped of most of its vegetation. It lies within an established residential area on the north side of Rouken Glen Road. Rouken Glen Road, at this point, is a dual carriageway that swings west from its original alignment towards the Spiersbidge Roundabout. The original alignment runs in a north-westerly direction towards Spiersbridge Road at a point 140 metres north of the roundabout. The site is located at the point where the original and new alignments diverge and has vehicular access from the original section of road only. The existing vehicular access is 2.5 metres wide. An access lane lies to the rear.

The area is characterised by a variety of house types of varying forms. The immediately adjacent dwellings to the north west and south east are semi-detached and detached two storey dwellings respectively. Further to the north west is a row of two storey sandstone terraced properties. Detached and semi-detached bungalows lie further to the south-east and to the rear. The immediately adjacent two storey semi-detached dwellings and the terrace dwellings are finished in slate and red sandstone.

Planning permission 2019/0668/TP for the erection of two storey detached dwelling following demolition of existing dwelling and widening of driveway was granted subject to conditions on the site on 22 June 2020. The consented dwelling measures approximately 19m wide by 13.7m deep by approximately 10m high, taking into account underbuilding on the front elevation. It is proposed to be externally finished in red/brown facing brick on the lower walls, dark grey cement cladding on the upper walls and the cills, lintels, string course and base course are proposed to be sandstone and is of a contemporary design with a hipped roof.

The consented dwelling is proposed to be set approximately 7m back from Rouken Glen Road and approximately 3.8m and 10m from the north-west and south-east side boundaries respectively. Due to the irregular alignment of the rear boundary, the dwelling was proposed to lie 8.8m and 14m from the rear plot boundary. Including the ground to either side of the site, the proposal would have a private garden area of 552sqm. The existing vehicular access onto the original section of Rouken Glen Road was proposed to be widened to 6 metres.

Planning permission is now sought as an amendment to planning permission 2019/0668/TP for the erection of a two and a half storey dwelling with a basement. With the exception of small changes to window and door arrangements, including those to serve the additional floors and the inclusion of an upper level canopy over the entrance, the design of the current proposed dwelling is very similar to the approved dwelling. Other changes relative to the approved scheme include an increase in the ridge height by 30cm to 10.3 metres high and a corresponding increase in the eaves height by 30cm. The top floor is located within the roof space and is served by roof light windows. The basement is proposed to be dug out to a depth of 3.37 metres below the ground floor level. It is mainly set below the ground, however given the drop in levels towards the west of the site, it protrudes partially above ground. It is served by two side-facing ground level windows on the west elevation. Those windows have an internal cill height of 2 metres. A balcony with a side privacy screen is also proposed on the front elevation. The dwelling is proposed to be externally finished in facing brick, smooth render and grey/black slate effect roofing tiles. The proposed dwelling occupies the same footprint as the consented dwelling. It measures 3.8 metres from the west site boundary at its closest point and 10 metres from the east site boundary which corresponds with the approved scheme. The separation distances from the

rear of the proposed dwelling to the rear boundary are also as per the approved scheme. The existing driveway is proposed to be widened to 6 metres, again as per the approved scheme.

The proposal requires to be assessed against Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan and any material planning considerations.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area; the proposal should be of a size, scale and massing in keeping with the buildings in the locality and should respect local architecture, building form, design and materials; the amenity of neighbouring properties should not be adversely affected; and the Council's access and parking requirements should be met.

Policy D2 supports development within the general urban area where compatible with the character and amenity of the area and where it complies with other appropriate local plan policies.

Policy D7 states that new development should incorporate open space provision as set out within the adopted Supplementary Planning guidance: Green Network and Environmental Management (Green Network SPG). The Green Network SPG sets out the minimum standards for private garden sizes and states, among other things, that rear gardens should be at least 10 metres deep.

Policy D15 states that replacement dwellings should reflect the scale and character of the surrounding residences and should be designed to contribute towards the visual character of the area.

As noted above, this section of Rouken Glen Road is characterised by a variety of detached and semi-detached house types of varying storey heights and designs. The introduction of a two storey dwelling at this location would therefore be generally in keeping with this mixed established character. It is noted that the proposed dwelling has been designed to ensure its ridge height is similar to those of the dwellings to either side and generous separation remains between the proposed dwelling and the adjacent dwellings to either side. The proposed dwelling is considered to be in keeping with the character of the surrounding area and complements to surrounding settlement pattern. It does not significantly breach the building line formed by the dwellings to either side to an extent that would be detrimental to the character or visual amenity of the area. Whilst it is a larger detached house, its scale and massing is considered to be appropriate at this location given the massing of the built forms to either side. The use of articulation on the front elevation helps reduce the massing when viewed from oblique angles on Rouken Glen Road. Overall, the house to plot ratio is acceptable and the proposal does not lead to the over-development of the site.

Whilst part of the rear garden is less than 10 metres deep, this is marginal at 8.8 metres. Further, there is only one upper floor window from where it would be possible to directly overlook the adjacent garden to the rear at the point where the rear garden is 8.8 metres deep. However, this window would only directly overlook the very rear portion of the adjacent rear garden and would not give rise to direct window to window overlooking. Similarly, the attic floor rear-facing roof light windows do not directly overlook the garden to the rear and do not give rise to direct window to window overlooking. The varying depth of the rear garden is not therefore considered to have a detrimental impact on the amenity of the dwelling to the rear.

Given the design of the dwelling, the separation distances from the site boundaries and the orientation of the proposed dwelling in relation to the neighbouring houses, there would be no significant additional overlooking, overshadowing or loss of daylight. There would be potential for overlooking from upper floor side-facing windows serving an en-suite bathroom and a bedroom and from an upper landing window towards habitable rooms on the adjacent dwelling at 33

Rouken Glen Road. The side-facing bedroom window are secondary as this bedroom has another window. It is therefore considered that the side-facing bedroom window, as well as the bathroom window, can be opaque-glazed to address any overlooking. This can be secured by a condition should the application be approved. The upper hall is not a habitable room and further the upper window is over a void area and as such, it would not be possible to stand at this window. This, coupled with the separation distance to the closest dwelling in that direction at number 33 Rouken Glen Road ensures that there will be no significant additional overlooking from those windows. There are two first floor windows on the west elevation facing 27 Rouken Glen Road. Those are proposed to serve bathrooms and will be opaque-glazed. This can be secured by condition. It is noted that side-facing windows are proposed on the front elevation as part of a square bay window. Given their size and distance from the adjacent properties, those windows would not be considered to give rise to a significant overlooking issue. There would be potential for overlooking to the side from the proposed front balcony. However, the applicant has proposed the use of a privacy screen and this can be secured by condition. Using the 25 degree approach to assess impact on daylight, ground floor windows on the adjacent dwelling at number 27 Roukenglen Road have the potential to be affected. However, this would not be significantly greater than the approved scheme and those windows were already impacted by the pre-existing mature boundary planting on the site's western boundary. The proposal would not therefore be considered to give rise to a significant loss of daylight entering the adjacent properties.

The finished levels, measured at specific points above OD, can be submitted for approval prior to work commencing if the application is approved. This will ensure the Council can have precise control of the finished levels of the development in the interest of visual amenity.

Details of the car-parking and turning area and their provision prior to the occupation of the proposed dwelling can be secured by condition.

The proposal is therefore considered to generally comply with the terms of Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan. Where it does not, there are material consideration that justify granting planning permission as an exception to the specific terms of the SPG.

In terms of the grounds of objection that have not been considered above the following comments are made:

The site does not lie within a tree preservation order area and the Council has no control over the removal of trees from the site. Any structural issues pertaining to the development of the site, including the excavation of the basement, will be assessed at the Building Warrant stage. This is not therefore a material planning consideration. A condition can be included on any planning permission granted to control the hours of work on site. The design has been considered and found to be acceptable.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1, D1.2, D2 and D6. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works accord with the relevant policies in the Proposed Local Development Plan.

In conclusion, the proposal generally complies with the terms of the Local Development Plan. Where it does not, there are material considerations that justify granting planning permission as an exception to the specific terms of the SPG. There are no material considerations that indicate the application should not be approved. It is therefore recommended that the application is approved subject to the conditions below.



**RECOMMENDATION:** Approve Subject to Conditions

**PLANNING OBLIGATIONS:** None.

**CONDITIONS:**

1. Prior to the commencement of any work on site, details of the driveway, widened to 6 metres as shown on the approved site plan reference PL 07, shall be submitted and approved in writing by the Planning Authority. Such details shall show the driveway formed and surfaced such that no loose material or surface water discharges out onto the public road. The driveway shall incorporate a footway crossover. The driveway shall be altered in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: In the interest of public road safety.

2. Prior to the commencement of any work in site, details of the provision and location of three in-curtilage car-parking spaces, all areas of hardstanding and an in-curtilage turning area shall be submitted and approved in writing by the Planning Authority. Thereafter, the car-parking and turning area shall be formed in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: In the interest of public road safety and visual amenity.

3. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

5. The windows shaded blue on the approved plan shall be glazed with obscure glass prior to the development being brought into use/occupied. The obscure glass shall be retained in position and shall not be removed unless approved in writing by the planning authority. Development shall not commence until a sample of the obscure glass has been submitted to and approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

6. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

7. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

8. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

9. The privacy screen shaded blue on the approved plan reference PL14 shall be installed prior to the occupation of the dwelling hereby approved. The screen shall be retained in position and shall not be removed unless approved in writing by the planning authority. Development shall not commence until full details of the screen have been submitted to and approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

**ADDITIONAL NOTES:**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

East Renfrewshire Council Roads Service should be consulted regarding the specification for the formation of the necessary footway crossover.

**ADDED VALUE:**

Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Development Plan policies.

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2021/0693/TP

(DESC)

DATE: 2<sup>nd</sup> March 2022 Finalised ACa (GMcC)

**DIRECTOR OF ENVIRONMENT**

**Reference: 2021/0693/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and

appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';

10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solms or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D2

##### General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

#### Policy D7

##### Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

#### Policy D15

##### Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.

Existing building lines should be respected.

Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

### **Proposed Local Development Plan 2**

#### Policy D1

##### Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and

- choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
  12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
  13. Backland development should be avoided;
  14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
  15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
  16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
  17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
  18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
  19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
  20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

#### Policy D1.2

##### Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property

- and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
  4. Provide safe vehicular access and parking for the proposed and donor properties;
  5. Not adversely impact upon the setting of the donor property; and
  6. Respect existing building lines.

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Policy D6

Open Space Requirements

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and the availability of habitats. New planting must promote and enhance the biodiversity of the area;
3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements;
5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.

**GOVERNMENT GUIDANCE:** None

**Environment Department**  
**Head of Environment (Chief Planning Officer): Gillian McCarney**

312

2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG  
Phone: 0141 577 3001 Fax: 0141 577 3781 DX: 501601 GIFFNOCK

Our Ref: 2021/0693/TP  
Your Ref:  
Date: 4th March 2022  
When calling Please ask for: Mr Derek Scott [derek.scott@eastrenfrewshire.gov.uk](mailto:derek.scott@eastrenfrewshire.gov.uk)  
Telephone No: 0141 577 3861

Maurice Hickey  
Unit 6, The Briggait  
141 Bridgegate  
Glasgow  
Scotland  
G1 5HZ

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(SCOTLAND) REGULATIONS 2013**  
**NOTIFICATION OF DECISION - APPROVAL OF PLANNING PERMISSION**

Ref No: 2021/0693/TP  
Location: 29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL  
Proposal: Erection of detached two and one-half storey dwelling with basement. (Amendment to Planning Permission Ref: 2019/0668/TP to allow alterations)

The Council has approved your application, and I have enclosed the consent notice, which also lists any conditions attached to the approval. The stamped approved drawings are available to view and download from the Council's website [www.eastrenfrewshire.gov.uk/planningonline](http://www.eastrenfrewshire.gov.uk/planningonline) by searching under the application reference number.

If you are aggrieved by the grant of permission subject to conditions, you may appeal or seek a review of these conditions. Please see the notes attached to your decision notice for the procedures you should follow and the timescales involved.

You may still require permission under the Building Scotland Act 2003 before commencing your proposal and I would suggest that, if you have not already done so, you should contact the Building Standards Section at the above address to establish whether such permission is necessary.

Yours faithfully

Gillian McCarney  
Head of Environment (Chief Planning Officer)

Encl.



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**

**CONDITIONAL PLANNING APPROVAL**

REF NO.      **2021/0693/TP**

**Applicant:**

Mr Rehan Tahir  
18 Burnside Road  
Giffnock  
Glasgow  
Scotland  
G46 6TT

**Agent:**

Maurice Hickey  
Unit 6, The Briggait  
141 Bridgegate  
Glasgow  
Scotland  
G1 5HZ

With reference to your application registered on 23rd August 2021 for the following development:-

**Erection of detached two and one-half storey dwelling with basement. (Amendment to Planning Permission Ref: 2019/0668/TP to allow alterations)**

**at: 29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL**

The Council in exercise of its powers under the above Acts and Regulations now grant planning permission for the above development in accordance with the particulars given in the application and the plans listed below.

To comply with the provisions of Section 58 of the above Act, the development must be begun not later than the expiration of three years beginning with the date of this permission. Any condition(s) attached to this consent, with the reasons for imposing them as shown below.

**The reason(s) why the Council made this decision are as follows:**

1. The development is considered to generally comply with the development plan policy and where it does not fully comply there are material considerations to indicate the development should be approved as detailed in the Report of Handling.

**The approval is subject to the following condition(s):-**

1. Prior to the commencement of any work on site, details of the driveway, widened to 6 metres as shown on the approved site plan reference PL 07, shall be submitted and approved in writing by the Planning Authority. Such details shall show the driveway formed and surfaced such that no loose material or surface water discharges out onto the public road. The driveway shall incorporate a footway crossover. The driveway shall be altered in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: In the interest of public road safety.

2. Prior to the commencement of any work in site, details of the provision and location of three in-curtilage car-parking spaces, all areas of hardstanding and an in-curtilage turning area shall be submitted and approved in writing by the Planning Authority. Thereafter, the car-parking and turning area shall be formed in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: In the interest of public road safety and visual amenity.

3. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

5. The windows shaded blue on the approved plan shall be glazed with obscure glass prior to the development being brought into use/occupied. The obscure glass shall be retained in position and shall not be removed unless approved in writing by the planning authority. Development shall not commence until a sample of the obscure glass has been submitted to and approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

6. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

7. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

8. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

9. The privacy screen shaded blue on the approved plan reference PL14 shall be installed prior to the occupation of the dwelling hereby approved. The screen shall be retained in position and shall not be removed unless approved in writing by the planning authority. Development shall not commence until full details of the screen have been submitted to and approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

Dated 2nd March 2022

**315**

Director of Environment  
East Renfrewshire Council  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Tel. No. 0141 577 3001



The following drawings/plans have been approved

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	PL06		
Block Plan Proposed	PL07		
Plans Proposed	PL10		
Plans Proposed	PL11		
Plans Proposed	PL09		
Plans Proposed	PL13		
Elevations Proposed	PL14		
Elevations Proposed	PL15		
Street Scene	PL17		

### **Notes**

Planning Officials may monitor the site during the course of development to ensure compliance with the planning permission hereby granted.

It should be understood that this planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 or any other enactment.

No materials or skips should be placed on the footpath / road without the prior written consent of East Renfrewshire Council Roads and Transportation Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire, G46 8NG.

It is the applicants responsibility to obtain approval of neighbouring landowners should any part of the development encroach over the boundary or if entry is required during construction.

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Species or their shelter/breeding places, a licence is required from the Scottish Government. Further information on these matters can be sought at Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

Information on home and property crime prevention advice can be found at [www.securedbydesign.com/aware](http://www.securedbydesign.com/aware).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

East Renfrewshire Council Roads Service should be consulted regarding the specification for the formation of the necessary footway crossover.

## NOTICES

### Notification of Intention of Development

Once planning permission has been granted and you have decided when to start work on the development, it is a requirement that you inform the Council's Planning Service of that date. The Notice of Intention of Development form must be submitted before work starts and failure to do so would constitute a breach of planning control. This form is included in the decision pack and is also available to download from the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

### Notification of Completion of Development

Once the development has been completed you must, as soon as practicable, submit a Notice of Completion of Development to the Council's Planning Service. Where a development is carried out in phases, you are required to submit a notice at the conclusion of each phase. This form is included in the decision pack and is also available to download from the Council's website.

## OTHER INFORMATION

### Variation of Planning Permissions

Applications may be varied provided there is not a substantial change to the development. Where there is a substantial change, a new planning application should be submitted.

To apply for a Variation of Planning Permission you must fill in a Non-Material Variation form and submit 2 sets of amended plans to the Council's Planning Service. A decision letter will be issued by the Council's Planning Service. The Non-Material Variation form is available from the Council's Planning Service at the contact details below.

### Fulfilment of Conditions

Any conditions attached to your planning permission require to be complied with, which may involve discharging the terms of the conditions before the development commences. Failure to discharge the conditions before the development commences may affect the legality of your development.

To discharge the relevant conditions please complete the enclosed 'Approval of Conditions attached to Planning Permission' form and submit it and the relevant information to the Planning Service. Once submitted and considered you will receive a decision notice from the Council.

It should be noted that you can apply to discharge more than one condition at a time.

---

## REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**CONTACT DETAILS**

East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
General Inquiry lines 0141 577 3861  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

The Proposed Development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shaft and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mining workings.

Applicants must take into account of these hazards which could affect stability, health and safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential Hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

An intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shaft and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging, of foundations, piling activities, other ground works and any subsequent treatment of coal mining workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interest of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from the Coal Authority's property search service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

## Approval of Conditions attached to a Planning Permission

**OFFICIAL USE ONLY: Reference No: 2021/0693/TP Registration Date: 23rd August 2021**

Please use this form when you are seeking the approval, consent or agreement of the planning authority as a result of a condition attached to a planning permission.

All Sections of the form to be completed

**1**

Applicant's Name.....  
Address .....  
.....  
..... Post Code.....  
Telephone..... Fax .....  
Email .....

**2**

Agent's Name.....  
Address .....  
.....  
..... Post Code.....  
Telephone..... Fax .....  
Email .....

**3**

Location of proposed development  
29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL

**4**

Planning Permission reference No.	2021/0693/TP
Date of Approval	2nd March 2022

5

CONDITIONS FOR WHICH APPROVAL IS SOUGHT

Specify the conditions for which you are seeking approval, consent or agreement (continue on separate sheet if necessary)	Specify the information you are submitting for each condition (continue on separate sheet if necessary)

**Declaration**

I declare that the information given within this form, for the purposes of making the application, is true and accurate to the best of my knowledge.

**Signature of Applicant / Agent** (delete where appropriate) ..... **Dated** .....

**If you have any difficulties completing this application form, contact the Council on 0141 577 3001**

**Data Protection Act 1998**

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.



# 321 NOTICE OF INITIATION OF DEVELOPMENT

The Planning etc (Scotland) Act 2006



The Town and Country Planning (Development Management Procedure)  
(Scotland) Regulations 2013

TO:  
East Renfrewshire Council,  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
FAO Mr Derek Scott

**Decision Notice Reference: 2021/0693/TP**

**Decision Date: 2nd March 2022**

Person(s) Undertaking Development:	Development Land Ownership:
Name: _____ Address: _____ _____ Phone No.: _____ Email: _____ Does the person(s) undertaking the development own the land to which the development relates: YES / NO * * Delete where applicable	Please complete if owner is different to person(s) undertaking development. If there is more than one owner, please complete any additional details in the 'Additional Information' box at the end of this form. Name: _____ Address: _____ _____ Phone No.: _____ Email: _____

Description of development: Erection of detached two and one-half storey dwelling with basement. (Amendment to Planning Permission Ref: 2019/0668/TP to allow alterations)

Location of development: 29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL

Date when work commences: \_\_\_\_\_

Development Contact*
Name: _____ Company: _____ Address: _____ Telephone No: _____ Email Address: _____ * Contact details of person appointed to oversee development on site

Signed: \_\_\_\_\_

Name of Applicant/Agent/Developer\* \_\_\_\_\_  
\*Delete where applicable

**Additional Information**

Please use this space to give the Council any additional information that you think will be relevant to this development or to add additional land ownership information.

**Please read the following notes**

1. In terms of the above Act and Regulations, any person who intends to carry out development must, as soon as practicable after deciding a starting date, and in any event before commencing the development, give the information on the above form to the Council.
2. Work must be carried out in accordance with the relevant approved plans and any conditions on the decision notice.
3. A grant of Planning Permission does not authorise work under the Building (Scotland) Act. A separate Building Warrant may be required. Please contact 0141 577 3001 to ascertain the need for a warrant.
4. Should the approved plans not correspond with what you intend to construct/build, you must seek the authority of the Council before proceeding.
5. Copies of this Notice are available from the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

## NOTIFICATION OF COMPLETION OF DEVELOPMENT

The Planning etc (Scotland) Act 2006  
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO:  
East Renfrewshire Council,  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
FAO Mr Derek Scott

**Decision Notice Reference:2021/0693/TP      Decision Date: 2nd March 2022**

### Person(s) Undertaking Development:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of development:      Erection of detached two and one-half storey dwelling with  
(\*If the development is phased, please      basement. (Amendment to Planning Permission Ref:  
include the phase no. and condition      2019/0668/TP to allow alterations)  
reference)

Location of development:

29 Rouken Glen Road Giffnock East Renfrewshire G46 7EL

Date development completed: \_\_\_\_\_

Signed: \_\_\_\_\_

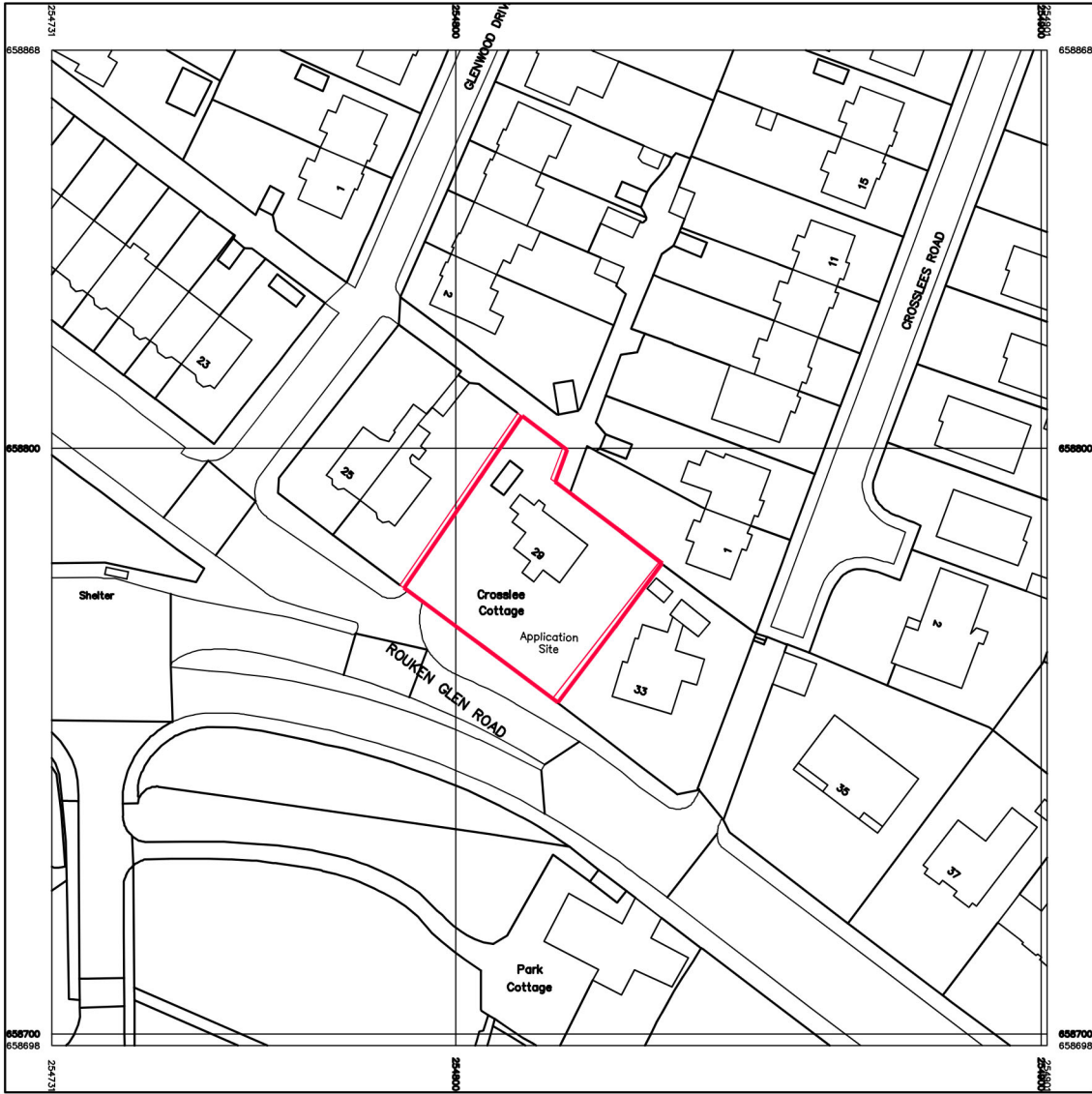
Name of Applicant/Agent/Developer\* \_\_\_\_\_

\*Delete where applicable

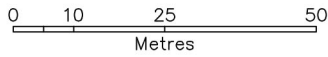
### Please read the following notes and retain for your information.

1. Copies of this Notice are available from the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

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Location Plan as Existing @ 1:1250



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I 0141 552 2729  
 I info@inkdesign.co.uk  
 I www.inkdesign.co.uk  
 I Unit 6, 141 Bridgegate, The Briggall, Glasgow, G1 5HZ.

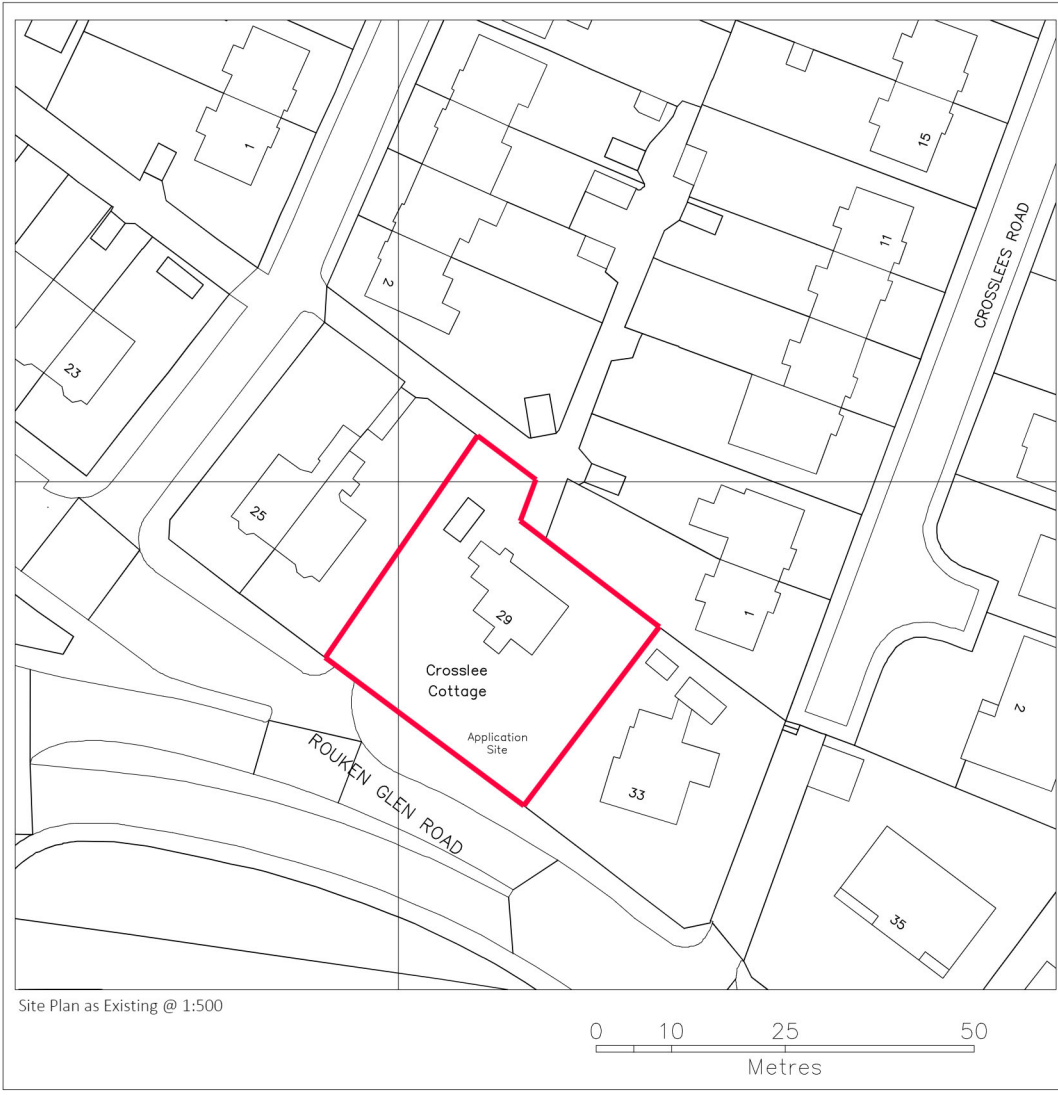
**Client**  
 Mr R Tahir  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 6TT  
**Project**  
 Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

Drawing	Scale
Location Plan as Existing	1:1250 @ A4

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL01	



Existing Plot Area:	1055m <sup>2</sup>
Existing Dwelling Footprint:	115m <sup>2</sup>
Existing Garage Footprint:	15m <sup>2</sup>
Existing Rear Garden Area:	377m <sup>2</sup>
Existing Footprint to Rear Garden Ratio:	0.27
Existing building to plot ratio:	12.3%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED

**inkdesign**  
architecture

0141 662 2728  
info@inkdesign.co.uk  
www.inkdesign.co.uk

Unit 6, 1st Bridgegate, The Briggall, Glasgow, G1 9JZ.

**Client**  
Mr R Tahir  
18 Burnside Road  
Giffnock  
East Renfrewshire,  
G46 6TT  
Project

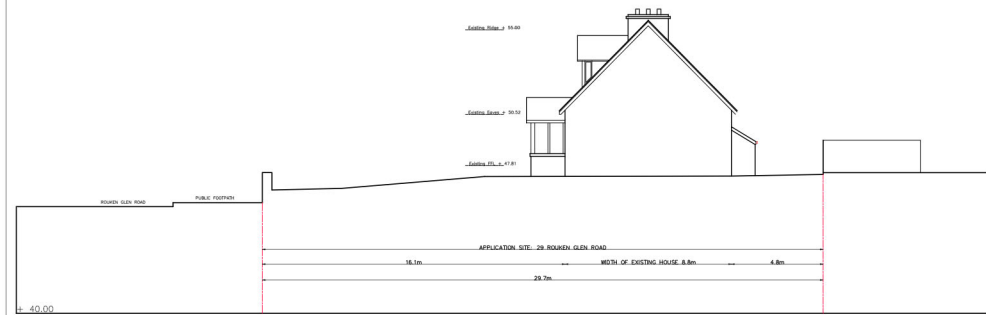
Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

Drawing	Scale
Site and Location Plans as Existing	500 / 1250 @ A3
Drawn	Checked
TJH	YJH
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 02
	Revision No.





Contextual South-West (Front) Elevation as Existing @ 1:200



South-East (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage - 32750mm  
 Existing Building width at Street Frontage - 14600mm - %Ratio of Building to Plot Width - 45%

**Notes:**  
 Do not scale from this drawing.  
 If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY/EN



01947 932 2729  
 11@inkdesign.co.uk  
 www.inkdesign.co.uk  
 1 LANE 6, 141 BRIDGEGATE, THE BRIGGATE, GLASGOW, G1 5AD.

**Client:**  
 Mr & Mrs  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 0TT  
 Project

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL

Drawing Scale  
 Front and Side Elevations as Existing 1:200 @ A3

Drawn	Checked
MH	MH

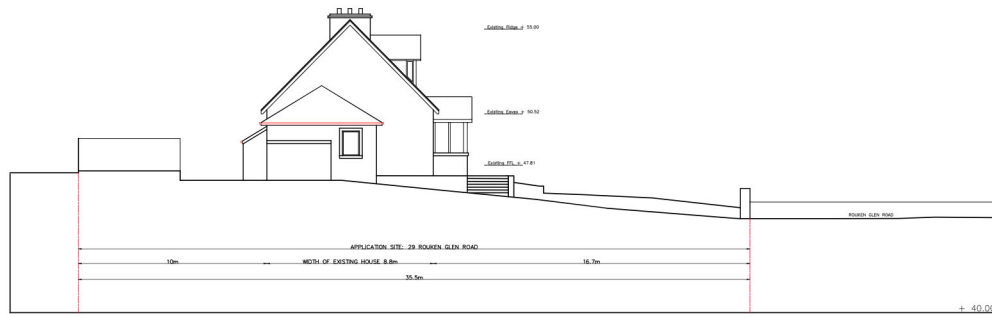
Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 04	





Contextual North-East (Rear) Elevation as Existing @ 1:200



North-West (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage	-	32750mm		
Existing Building width at Street Frontage	-	14600mm	-	%Ratio of Building to Plot Width 45%

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY/EN



01947 932 2729  
 1 info@inkdesign.co.uk  
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 1 Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HD.

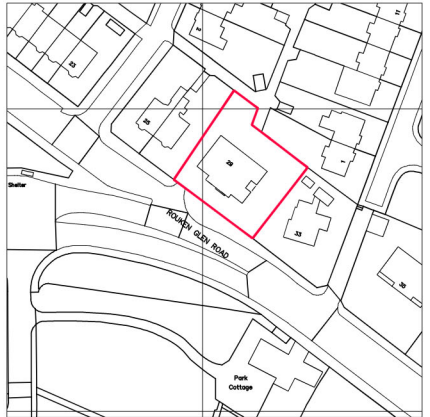
**Client:**  
 Mr & Mrs  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 7TT  
**Project:**  
 Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

**Drawing:** Rear and Side Elevations as Existing  
**Scale:** 1:200 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 05	



0 10 25 50  
Metres

Existing Plot Area:	1028m <sup>2</sup>
Proposed Dwelling Footprint:	210m <sup>2</sup>
Proposed Pavement Area:	208m <sup>2</sup>
Proposed Footprints to Rear Garden Ratio:	21%
Proposed Building to Plot Ratio:	22%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

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**Client**  
Mr R Tahir  
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Giffnock,  
East Renfrewshire,  
G46 6TT

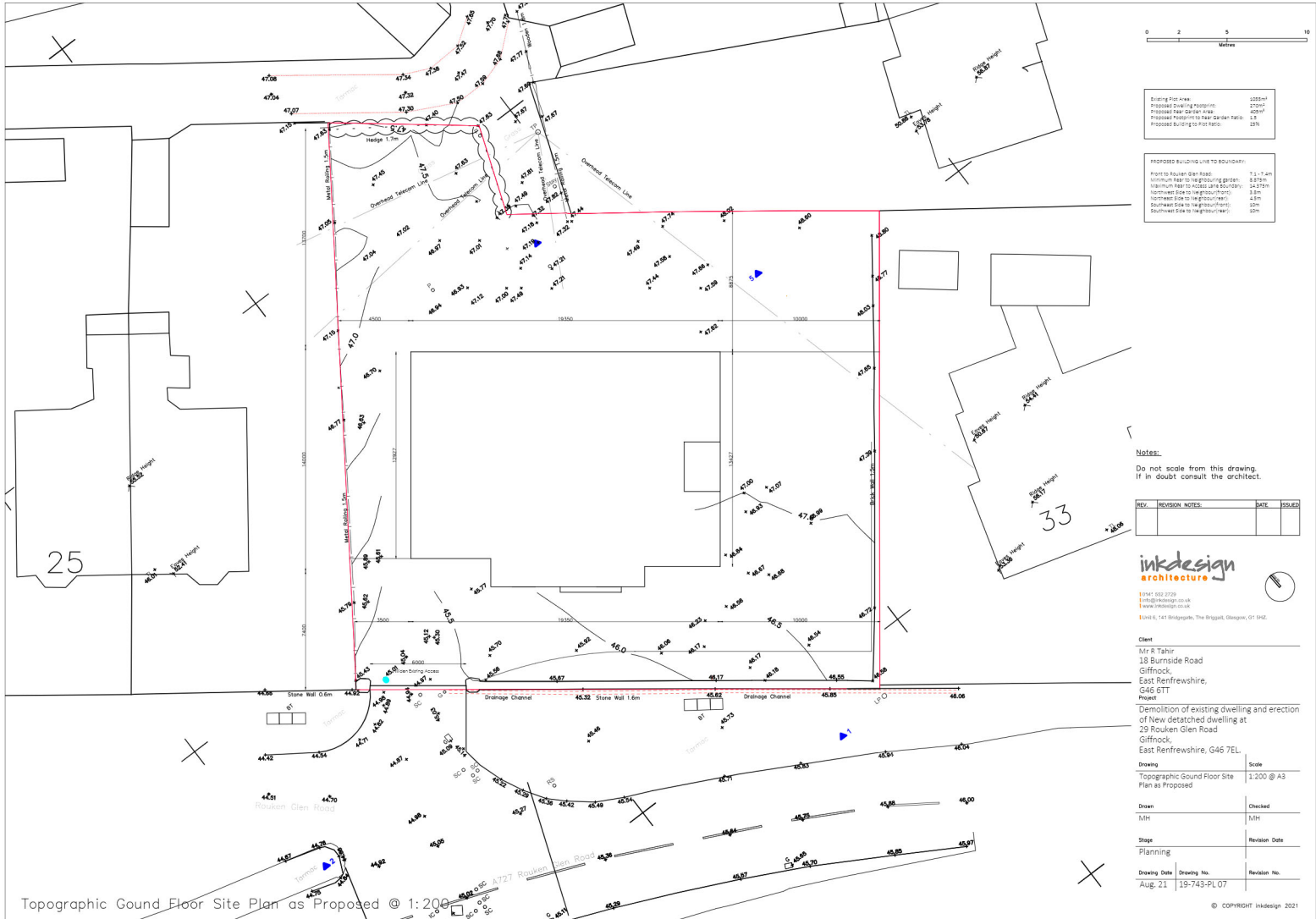
**Project**  
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale
Site and Location Plans as Proposed	500 / 1250 @ A3

Drawn	Checked
M/H	M/H

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 06	



Existing Plot Area	1025m <sup>2</sup>
Proposed Dwelling Footprint	270m <sup>2</sup>
Proposed Rear Garden Area	200m <sup>2</sup>
Proposed Footprint to Rear Garden Ratio	1:4
Proposed Building to Plot Ratio	25%

PROPOSED BUILDING LINE TO BOUNDARY:	
Front to Rouken Glen Road	7.5 - 7.4m
Minimum Rear to neighbouring garden	1.875m
Minimum Rear to access lane & boundary	2.425m
Minimum Side to neighbouring plot	1.8m
Minimum Side to neighbouring plot	4.0m
Minimum Side to neighbouring plot	2.0m
Minimum Side to neighbouring plot	2.0m

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED

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19147 632 2729  
 1 ink@inkdesign.co.uk  
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11406 R, 141 Bridgegate, The Briggate, Glasgow, G1 5HD.

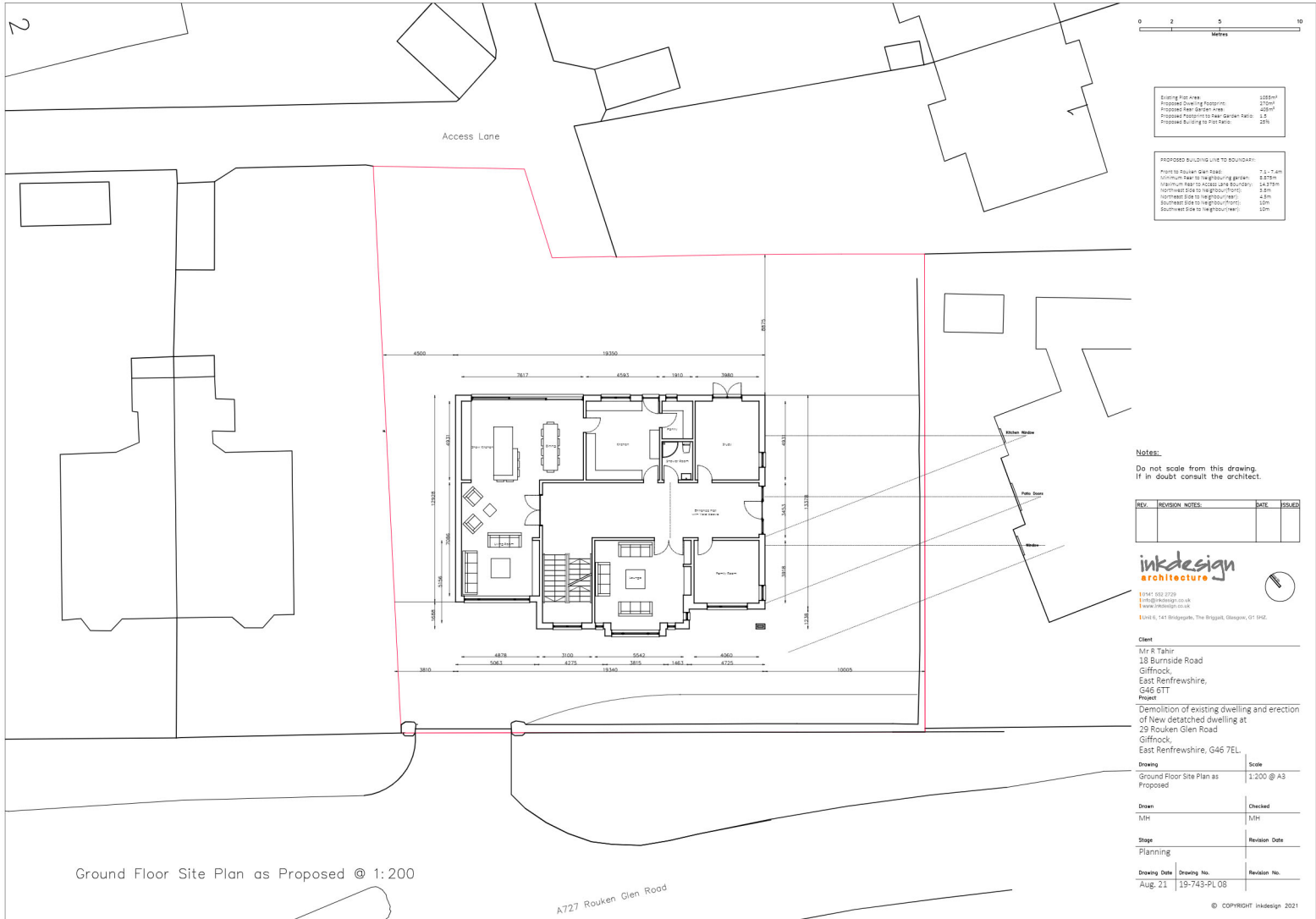
**Client:**  
 Mr & Mrs  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 0TT

**Project:**  
 Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

**Drawing:** Topographic Ground Floor Site Plan as Proposed  
**Scale:** 1:200 @ A3

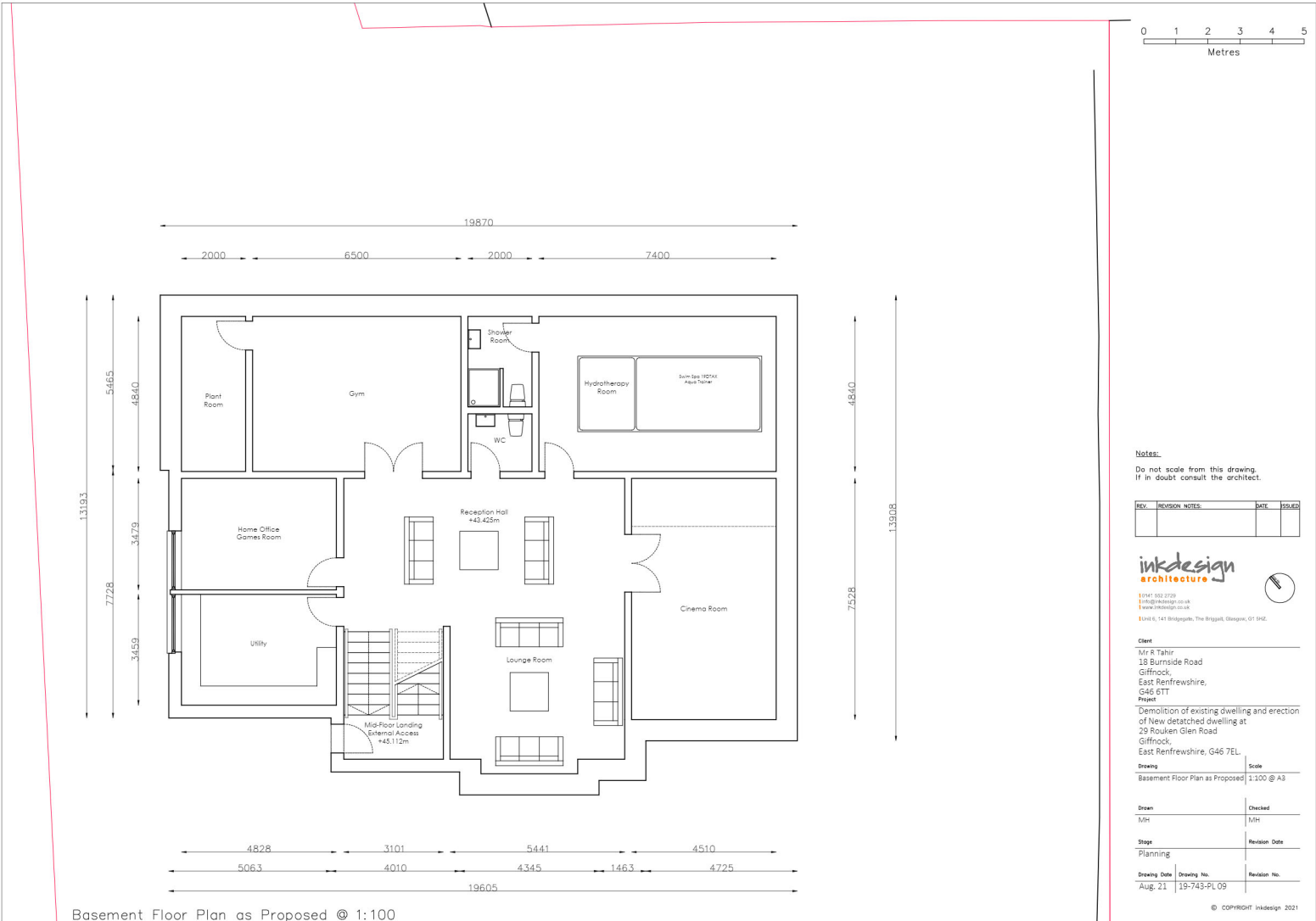
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MH	MH
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 07
	Revision No.

Topographic Ground Floor Site Plan as Proposed @ 1:200

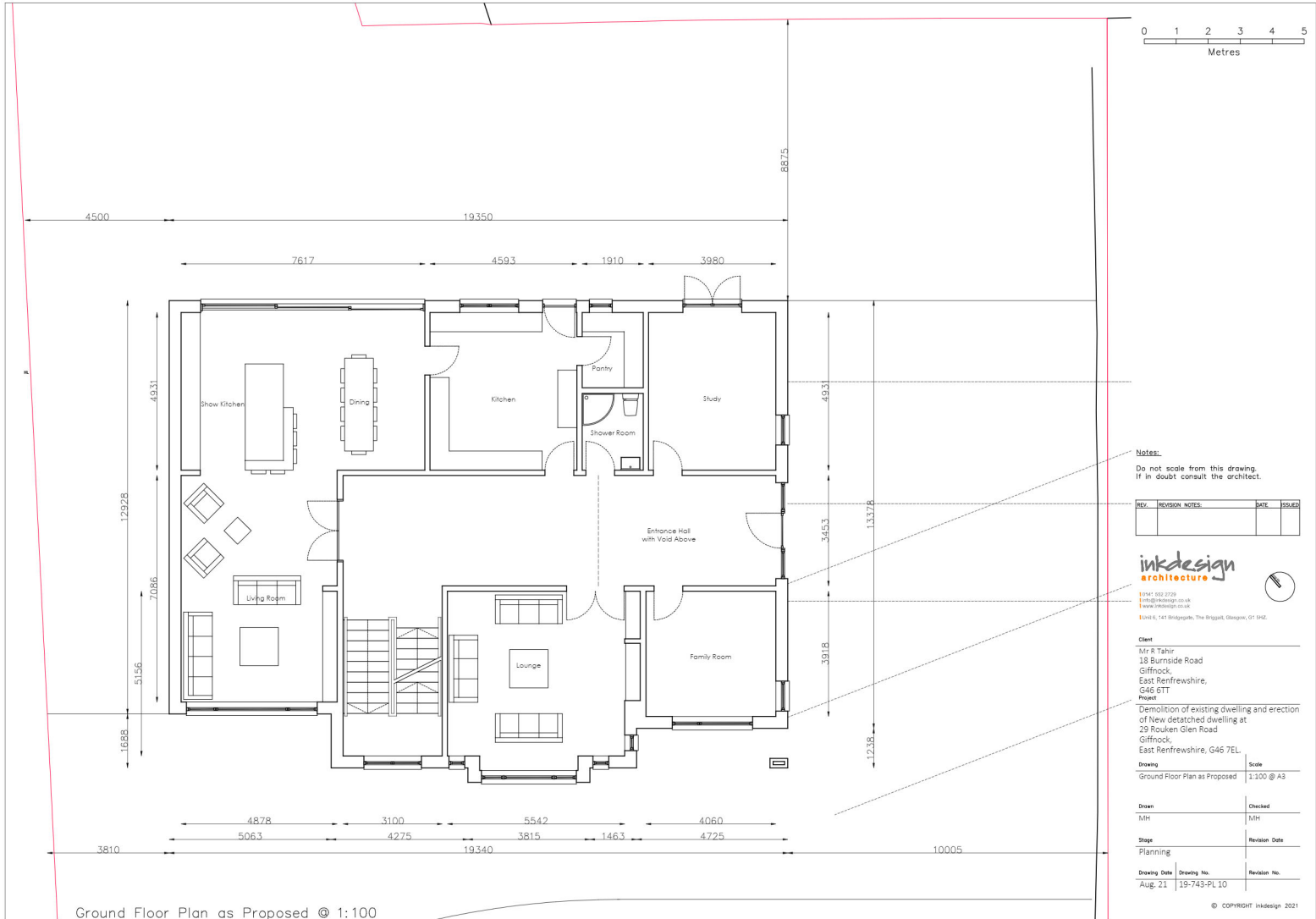


Ground Floor Site Plan as Proposed @ 1:200

A727 Rouken Glen Road



Basement Floor Plan as Proposed @ 1:100



**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY/REV.



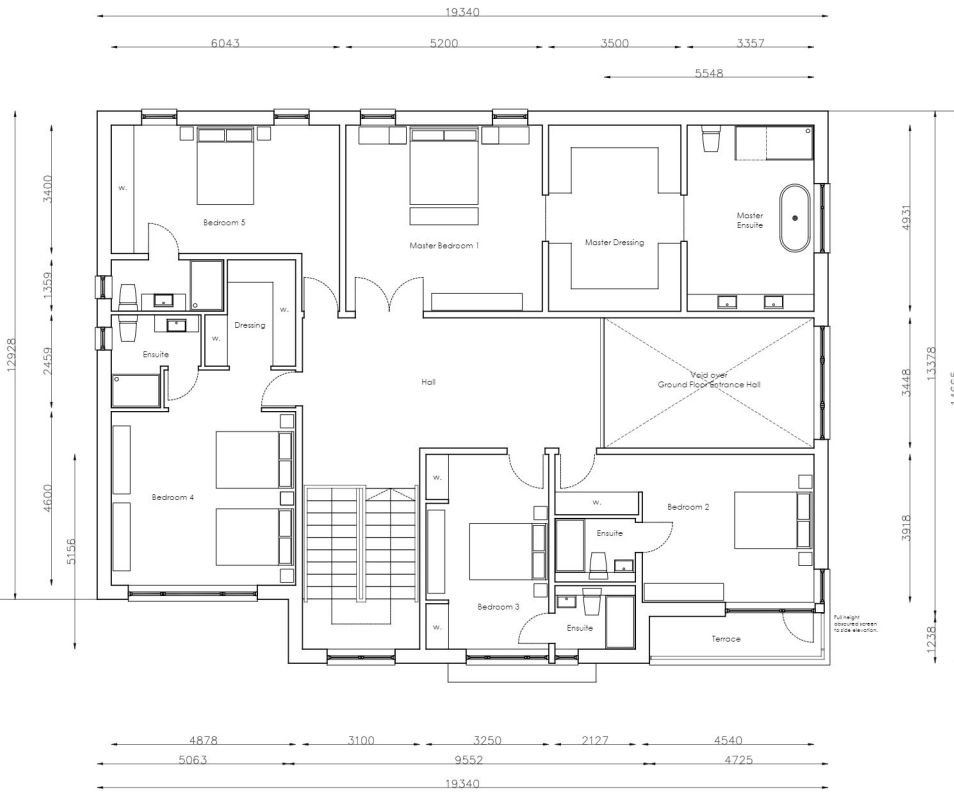
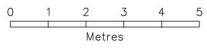
01947 932 2729  
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www.inkdesign.co.uk  
1446 R, 141 Bridgeway, The Briggart, Glasgow, G1 5AD.

**Client:**  
Mr & Mrs  
18 Burnside Road  
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East Renfrewshire,  
G46 7TT  
Project

Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing Scale  
Ground Floor Plan as Proposed 1:100 @ A3

Drawn	Checked
MH	MH
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 10
	Revision No.



Upper Floor Plan as Proposed @ 1:100

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY/REV.



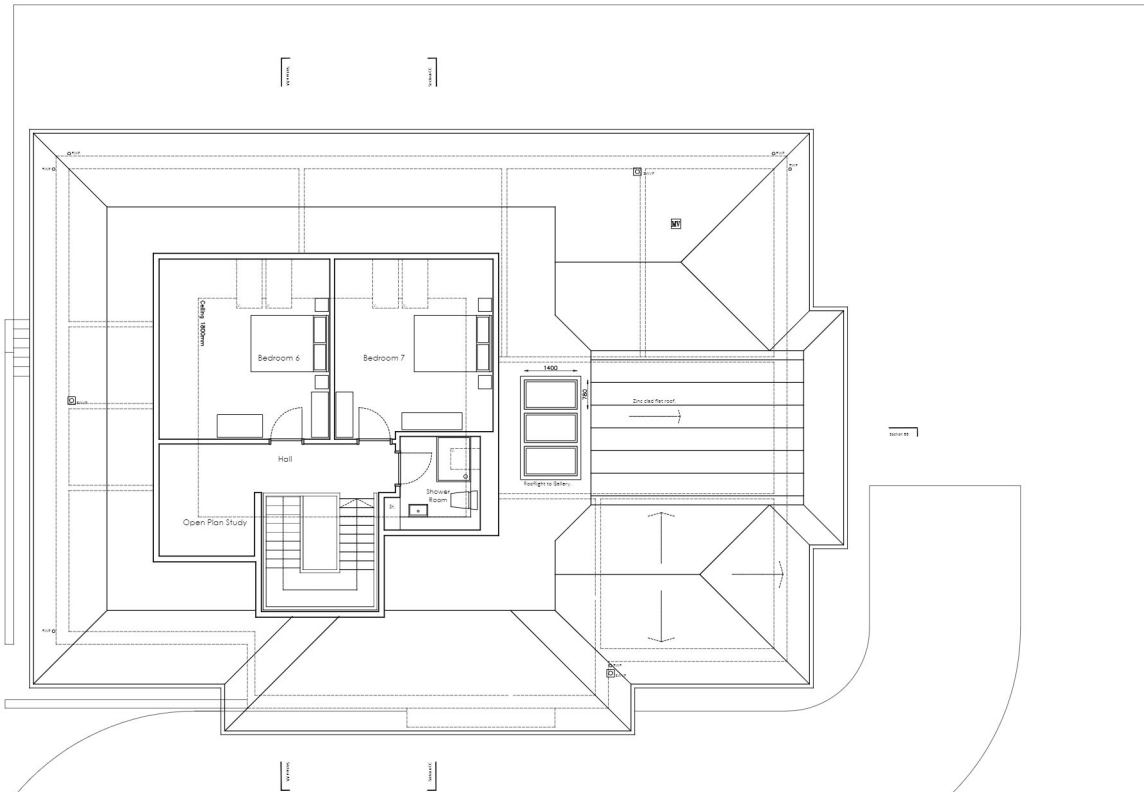
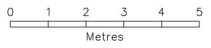
01947 832 2729  
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[www.inkdesign.co.uk](http://www.inkdesign.co.uk)  
 14th Fl, 141 Bridgegate, The Briggate, Glasgow, G1 5ND.

**Client:**  
 Mr & Mrs  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 7TT  
**Project:**

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

**Drawing:** Upper Floor Plan as Proposed  
**Scale:** 1:100 @ A3

Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 11	



**Notes:**  
Do not scale from this drawing.  
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Mr & Mrs  
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East Renfrewshire,  
G46 7TT  
Project

Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL

**Drawing** | **Scale**  
Second Floor Plan as Proposed | 1:100 @ A3

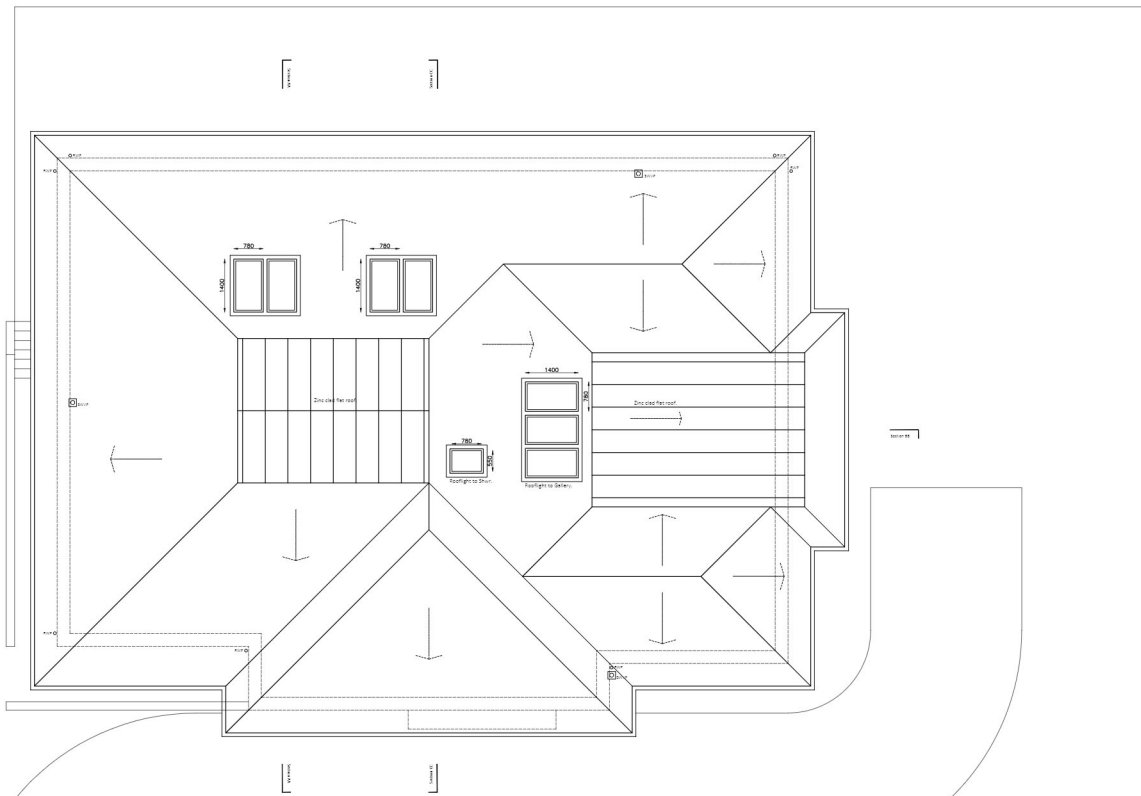
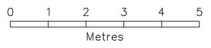
**Drawn** | **Checked**  
MH | MH

**Stage** | **Revision** | **Date**  
Planning | |

**Drawing Date** | **Drawing No.** | **Revision No.**  
Aug. 21 | 19-743-PL 12 |

Second Floor Plan as Proposed @ 1:100





Roof Plan as Proposed @ 1:100

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

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 Giffnock,  
 East Renfrewshire,  
 G46 7TT  
**Project:**

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

Drawing	Scale
Roof Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 13	



South-West (Front) Elevation as Proposed @ 1:200

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED



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**Client:**  
 Mr & Mrs  
 18 Burnside Road  
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 East Renfrewshire,  
 G46 7TT  
**Project:**

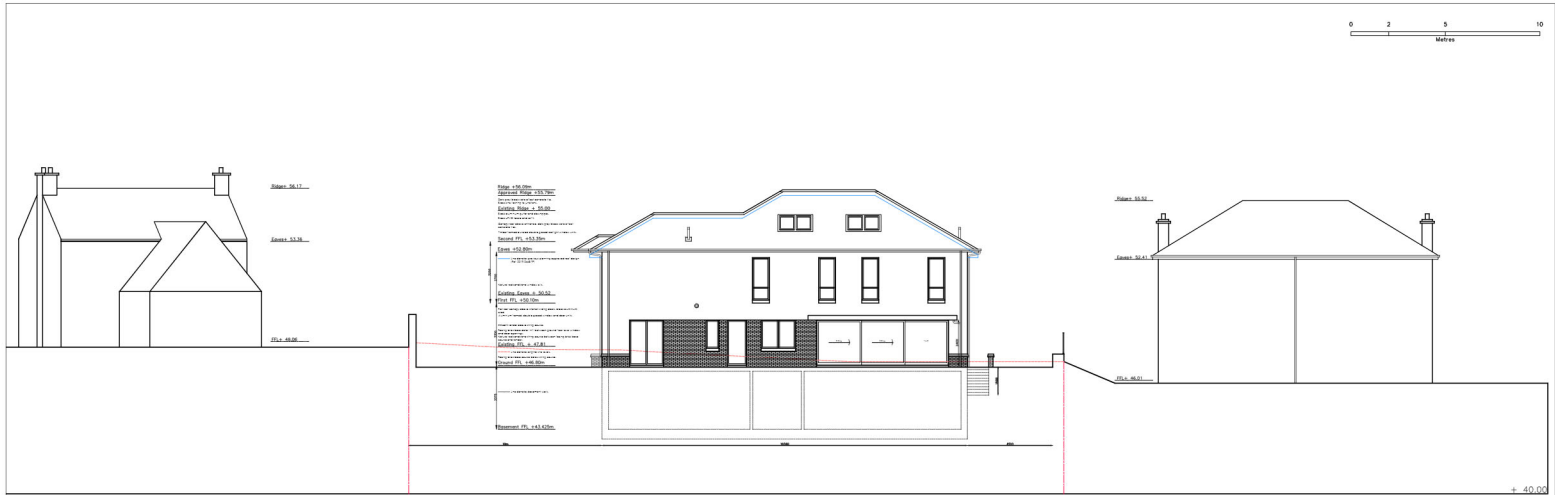
Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL

**Drawing:** Scale  
 Front and Side Elevations as  
 Proposed 1:200 @ A3

Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 14	



South-East (Side) Elevation as Proposed @ 1:200



North-East (Rear) Elevation as Proposed @ 1:200

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED

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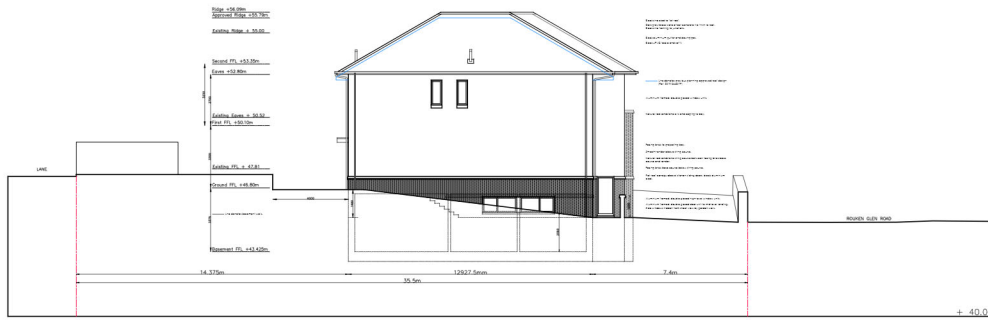
01947 932 2729  
1 info@inkdesign.co.uk  
www.inkdesign.co.uk  
14th Fl, 141 Bishopsgate, The Briggate, Glasgow, G1 5HT.

**Client:**  
Mr & Mrs  
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East Renfrewshire,  
G46 0TT  
Project

Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL

**Drawing** Scale  
Rear and Side Elevations as  
Proposed 1:200 @ A3

Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 15	



North-West (Side) Elevation as Proposed @ 1:200



Contextual South-West (Front) Elevation as Existing @ 1:200

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	DRAWN

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01947 832 2729  
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14th Fl, 141 Bridgegate, The Briggait, Glasgow, G1 5ND.

**Client:**  
Mr S Tahir  
18 Burnside Road  
Giffnock,  
East Renfrewshire,  
G46 0TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

Drawing: Contextual Elevation to Rouken Glen Road as Existing  
Scale: 1:200 @ A3

Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 16	



Contextual South-West (Front) Elevation as Proposed @ 1:200

Existing Plot width at Street Frontage	-	32750mm	
Existing Building width at Street Frontage	-	14600mm	Ratio of Building to Plot Width 45%
Proposed Building width at Street Frontage	-	19850mm	Ratio of Building width to Plot width 59%

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED

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architecture

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14th Fl, 141 Bridgegate, The Briggate, Glasgow, G1 5HT.

**Client:**  
Mr & Mrs  
18 Burnside Road  
Giffnock,  
East Renfrewshire,  
G46 7TT  
Project

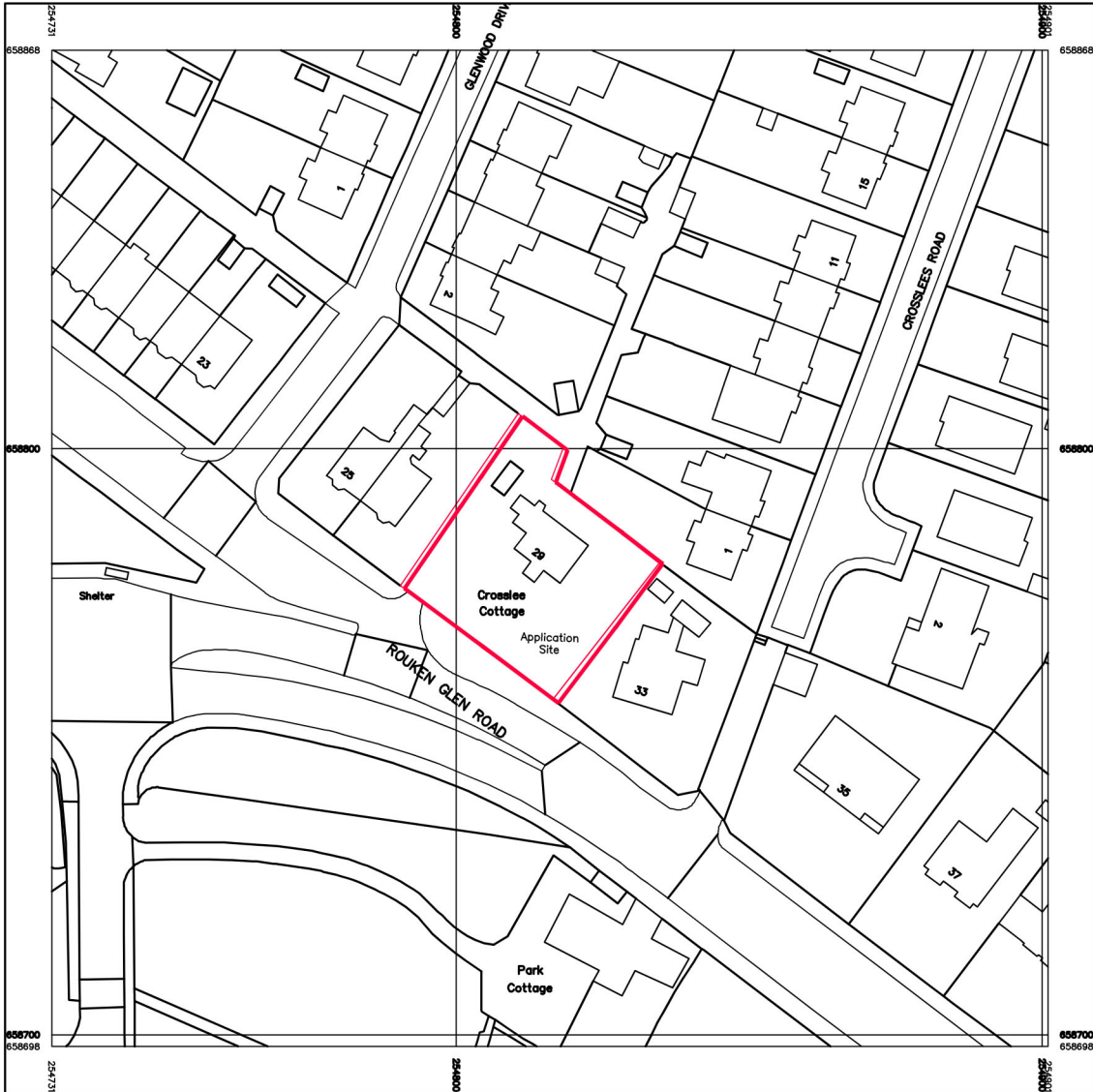
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale
Contextual Elevation to Rouken Glen Road as Proposed	1:200 @ A3

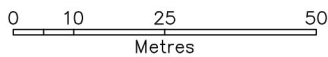
Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 17	



Location Plan as Existing @ 1:1250



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I Unit 6, 141 Bridgegate, The Briggail, Glasgow, G1 5HZ.

Client

Mr R Tahir  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 6TT  
 Project

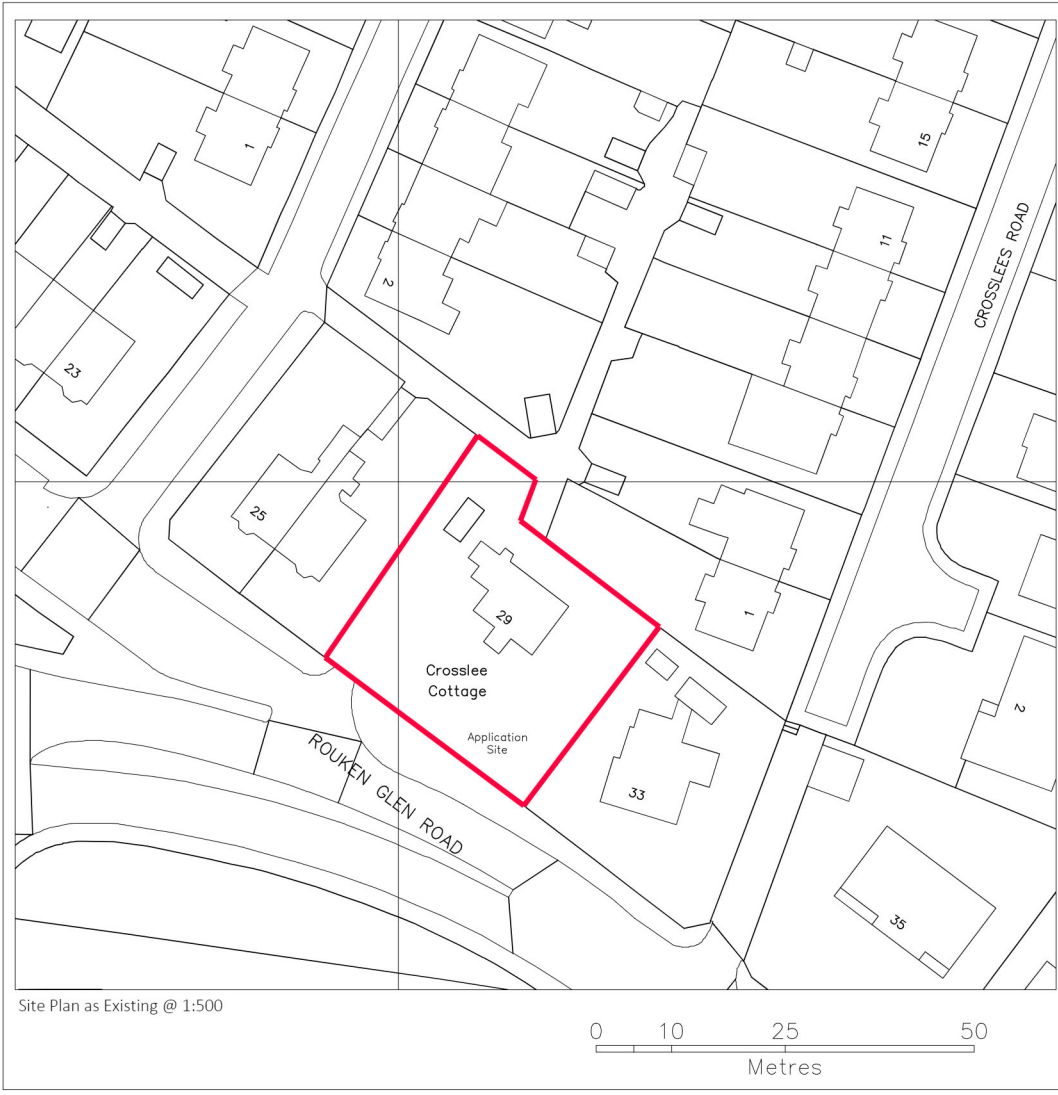
Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

Drawing	Scale
Location Plan as Existing	1:1250 @ A4

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

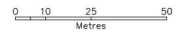
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL01	



Site Plan as Existing @ 1:500



Location Plan as Existing @ 1:1250



Existing Plot Area:	1055m <sup>2</sup>
Existing Dwelling Footprint:	115m <sup>2</sup>
Existing Garage Footprint:	15m <sup>2</sup>
Existing Rear Garden Area:	377m <sup>2</sup>
Existing Footprint to Rear Garden Ratio:	0.27
Existing building to plot ratio:	12.3%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	ISSUED

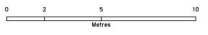
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Unit 6, 1st Bridgegate, The Briggate, Glasgow, G1 9JZ.

**Client**  
Mr R Tahir  
18 Burnside Road  
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East Renfrewshire,  
G46 6TT  
Project  
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale
Site and Location Plans as Existing	500 / 1250 @ A3
Drawn	Checked
TJH	TJH
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 02
	Revision No.



Existing Plot Area	1025m <sup>2</sup>
Existing Dwelling Footprint	115m <sup>2</sup>
Existing Garage Footprint	15m <sup>2</sup>
Existing Rear Garden Area	37m <sup>2</sup>
Existing Footprint to Rear Garden Ratio	3.2%
Existing building to plot ratio	11.2%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	DRW/CHK

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**Client:**  
 Mr & Tahir  
 18 Burnside Road  
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 East Renfrewshire,  
 G46 7TT  
 Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

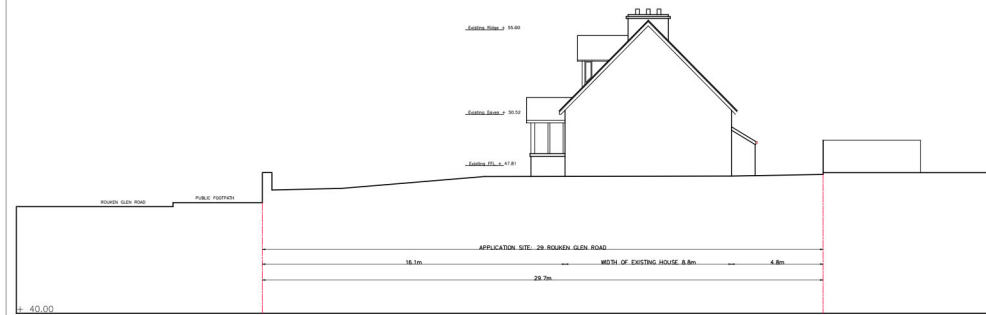
Drawing Title: Topographic Site Plan as Existing  
 Scale: 1:200 @ A3

Drawn	Checked
MH	MH
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 03
	Revision No.





Contextual South-West (Front) Elevation as Existing @ 1:200



South-East (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage - 32750mm  
 Existing Building width at Street Frontage - 14600mm - %Ratio of Building to Plot Width - 45%

**Notes:**  
 Do not scale from this drawing.  
 If in doubt consult the architect.

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**Client:**  
 Mr & Mrs  
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 East Renfrewshire,  
 G46 7TT  
 Project

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL

**Drawing:** Scale  
 Front and Side Elevations as Existing 1:200 @ A3

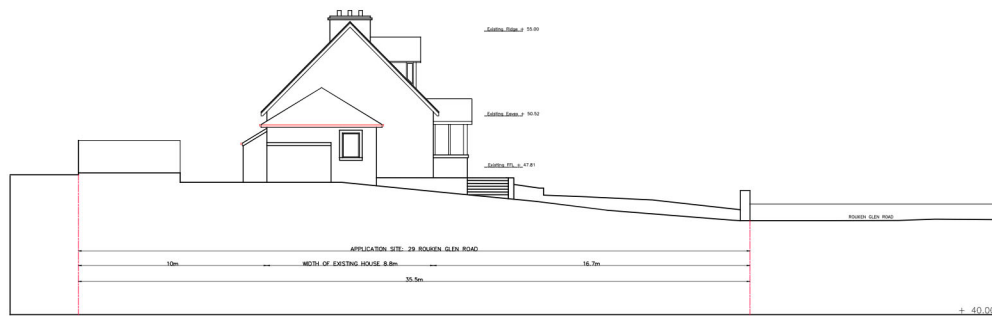
**Drawn:** Checked  
 MH MH

**Stage:** Revision Date  
 Planning

**Drawing Date:** Drawing No. Revision No.  
 Aug. 21 19-743-PL 04



Contextual North-East (Rear) Elevation as Existing @ 1:200



North-West (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage	-	32750mm		
Existing Building width at Street Frontage	-	14600mm	-	%Ratio of Building to Plot Width = 45%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY/EN

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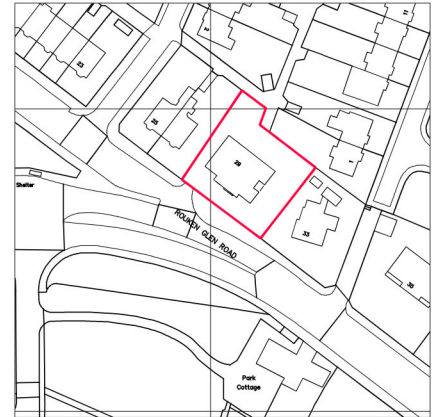
**Client:**  
Mr & Mrs  
18 Burnside Road  
Giffnock,  
East Renfrewshire,  
G46 7TT  
Project  
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

**Drawing:** Rear and Side Elevations as Existing  
**Scale:** 1:200 @ A3

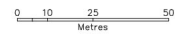
Drawn	Checked	
MH	MH	
Stage	Revision	
Planning	Date	
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 05	



Site Plan as Proposed @ 1:500



Location Plan as Proposed @ 1:1250



Existing Plot Area:	1028m <sup>2</sup>
Proposed Dwelling Footprint:	210m <sup>2</sup>
Proposed Rear Garden Area:	208m <sup>2</sup>
Proposed Footprint to Rear Garden Ratio:	1:1
Proposed Building to Plot Ratio:	22%

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

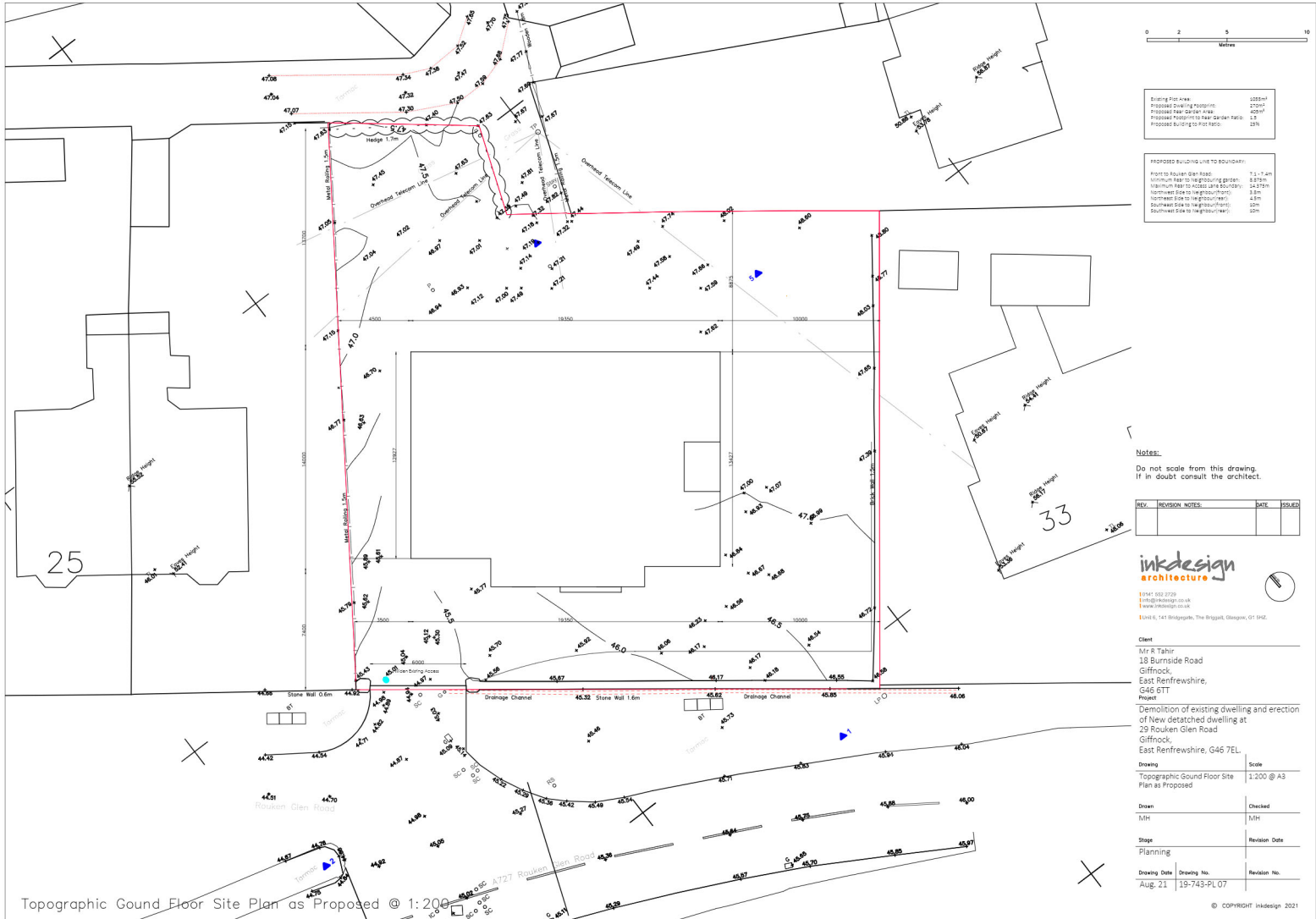
REV.	REVISION NOTES	DATE	ISSUED

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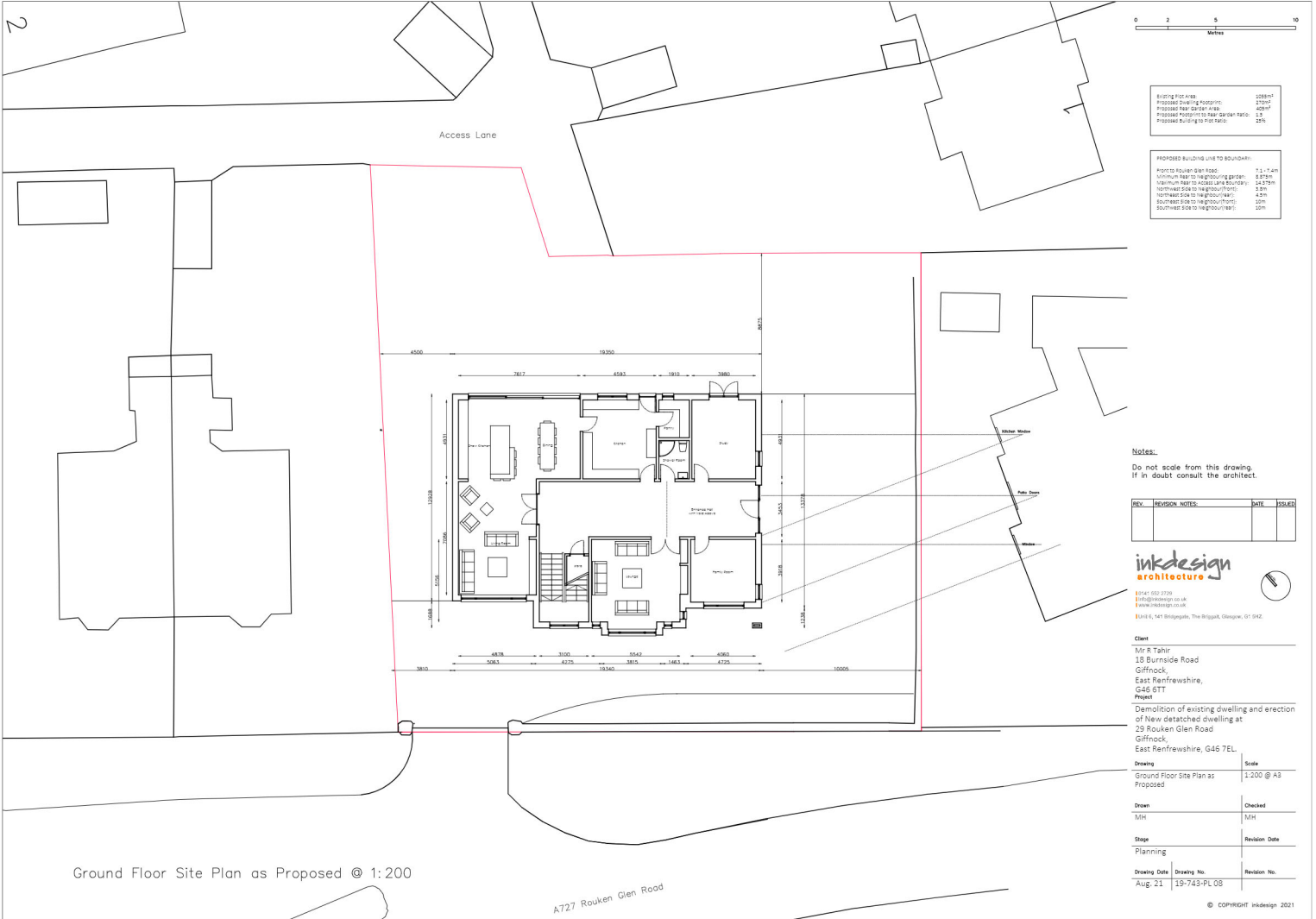
11045 102 2729  
 info@inkdesign.co.uk  
 www.inkdesign.co.uk  
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**Client:**  
 Mr R Tahir  
 18 Burnside Road  
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 East Renfrewshire,  
 G46 6TT  
**Project:**  
 Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Cliffrack,  
 East Renfrewshire, G46 7EL.

Drawing	Scale
Site and Location Plans as Proposed	500 / 1250 @ A3
Drawn	Checked
M/H	M/H
Stage	Revision Date
Planning	
Drawing Date	Drawing No.
Aug. 21	19-743-PL 06
	Revision No.



Topographic Gound Floor Site Plan as Proposed @ 1:200



EXISTING FLOOR AREA:	235sqm
PROPOSED EXISTING FOOTPRINT:	235sqm
PROPOSED NEW FLOOR AREA:	235sqm
PROPOSED FOOTPRINT TO NEAR SIDEWALK RATIO:	25%
PROPOSED BUILDING TO FLOOR RATIO:	25%

PROPOSED BUILDING LINE TO BOUNDARY:	
Minimum Building Line to Road:	1.1 - 1.5m
Minimum Gap to Neighbouring Plot:	0.875m
Minimum Gap to Neighbouring Plot (to rear):	0.875m
Minimum Gap to Neighbouring Plot (to side):	0.875m
Minimum Gap to Neighbouring Plot (to front):	0.875m
Minimum Gap to Neighbouring Plot (to rear):	0.875m
Minimum Gap to Neighbouring Plot (to side):	0.875m
Minimum Gap to Neighbouring Plot (to front):	0.875m
Minimum Gap to Neighbouring Plot (to rear):	0.875m
Minimum Gap to Neighbouring Plot (to side):	0.875m
Minimum Gap to Neighbouring Plot (to front):	0.875m
Minimum Gap to Neighbouring Plot (to rear):	0.875m
Minimum Gap to Neighbouring Plot (to side):	0.875m
Minimum Gap to Neighbouring Plot (to front):	0.875m
Minimum Gap to Neighbouring Plot (to rear):	0.875m
Minimum Gap to Neighbouring Plot (to side):	0.875m

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	SCALE

**inkdesign**  
architecture

01451 852 2729  
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www.inkdesign.co.uk

1000 G, 141 Bridgegate, The Briggate, Glasgow, G1 1SH

**Client**  
Mr R Tahir  
18 Burnside Road  
Giffnock  
East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

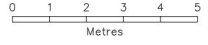
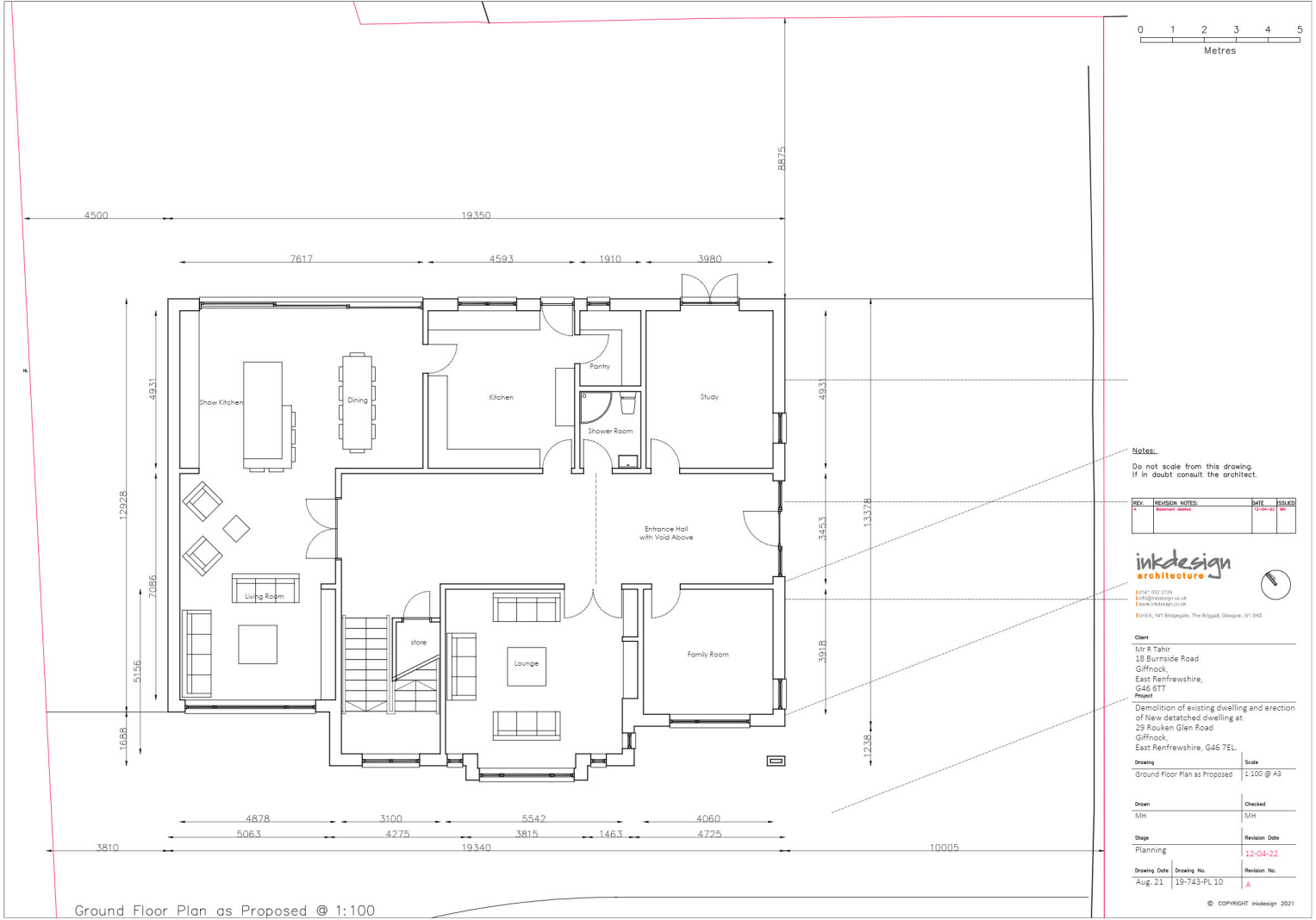
Drawing	Scale
Ground Floor Site Plan as Proposed	1:200 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 08	

Ground Floor Site Plan as Proposed @ 1:200



**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	STATUS
1	Issue for tender	12-04-22	OK

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**Client**  
Mr R Tahir  
18 Burnside Road  
Giffnock  
East Renfrewshire,  
G45 6TT

**Project**  
Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

Drawing	Scale
Ground Floor Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning	12-04-22	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 10	A



**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	SCALE

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**Client**  
Mr R Tahir  
18 Burnside Road  
Giffnock  
East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

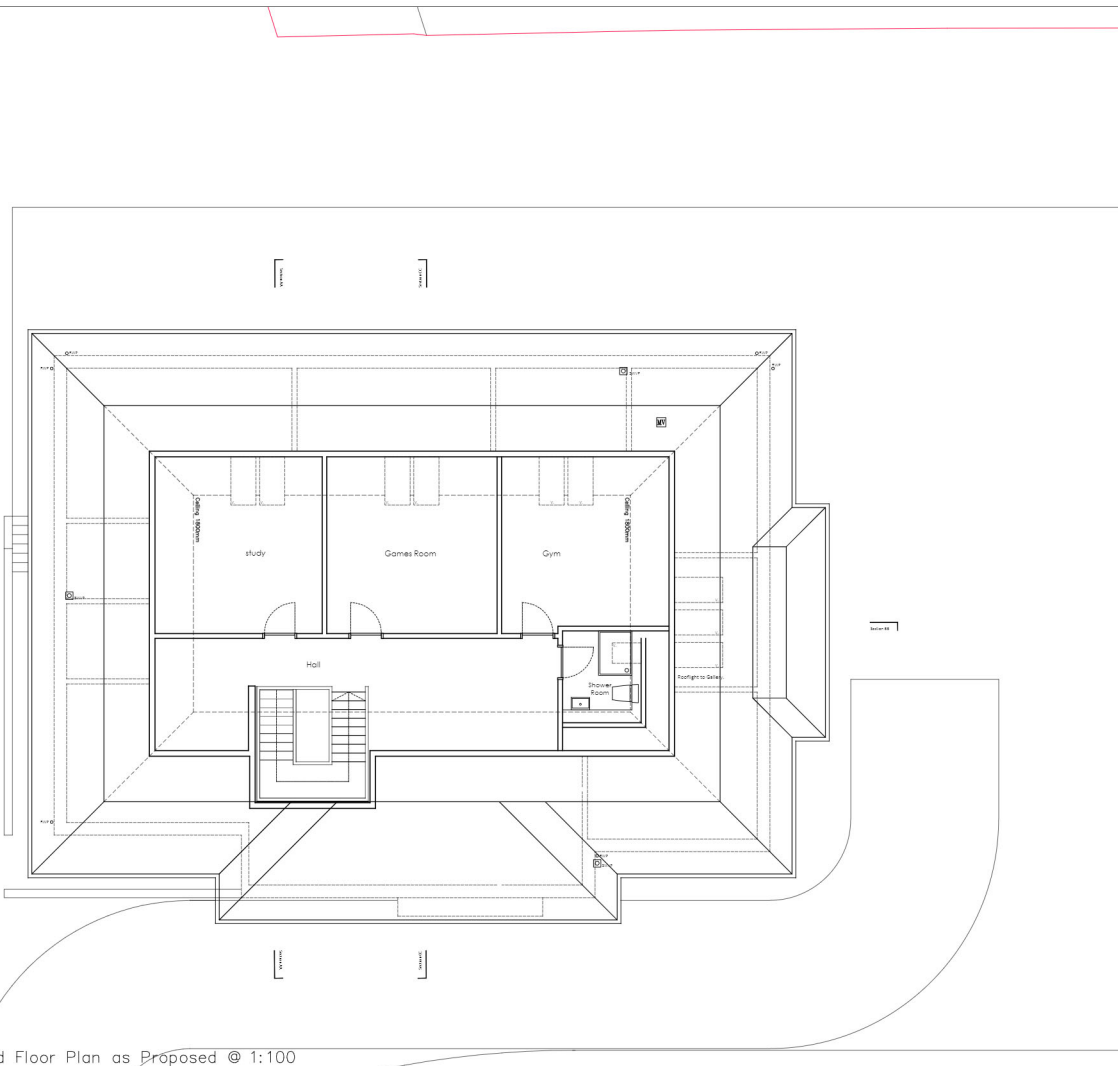
Drawing	Scale
Upper Floor Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 11	

Upper Floor Plan as Proposed © 1:100



**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	SCALE
1	As Proposed	12-04-22	A

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**Client**  
Mr R Tahir  
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East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

Drawing	Scale
Second Floor Plan as Proposed	1:100 @ A3

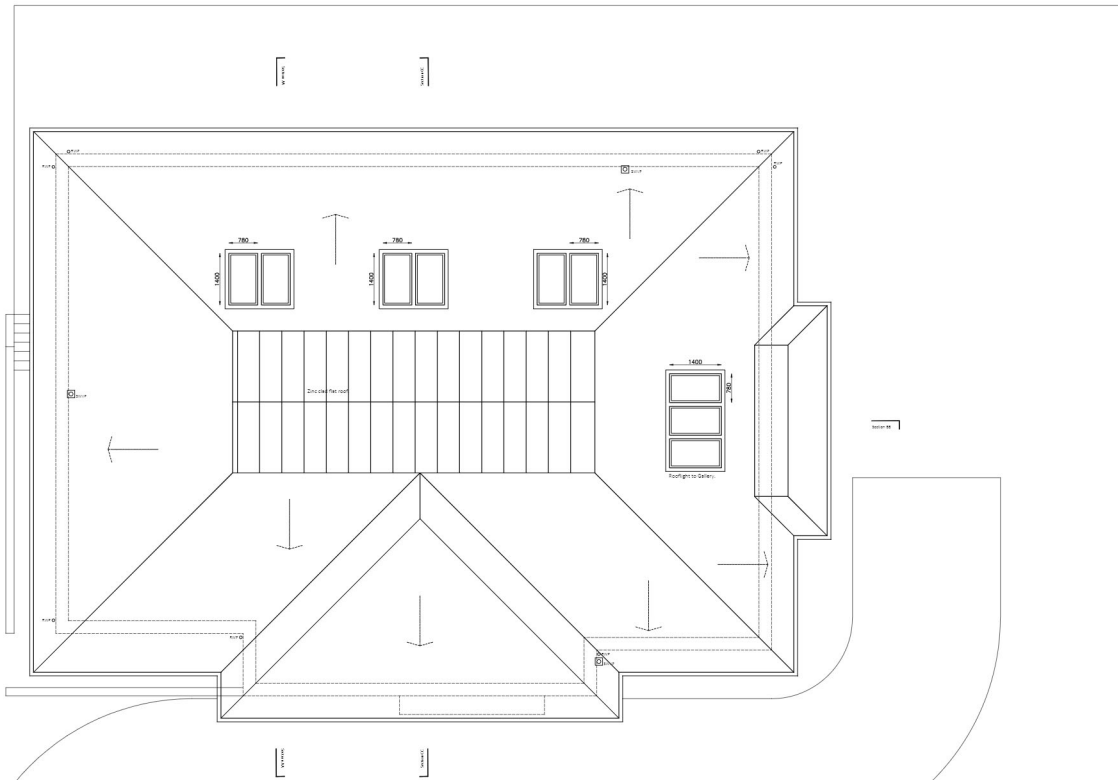
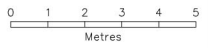
Drawn	Checked
MH	MH

Stage	Revision	Date
Planning	12-04-22	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 12	A

Second Floor Plan as Proposed @ 1:100





Roof Plan as Proposed @ 1:100

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	STATUS
1	For Major Approval	18-02-22	OK

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**Client**  
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East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G45 7EL

Drawing	Scale
Roof Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	28-02-22

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 13	A



South-West (Front) Elevation as Proposed @ 1:200



South-East (Side) Elevation as Proposed @ 1:200

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	DESIGNED
1	Issue for planning	12-04-22	MH

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**Client**  
Mr R Tahir  
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East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

Drawing	Scale
Front and Side Elevations as Proposed	1:200 @ A3

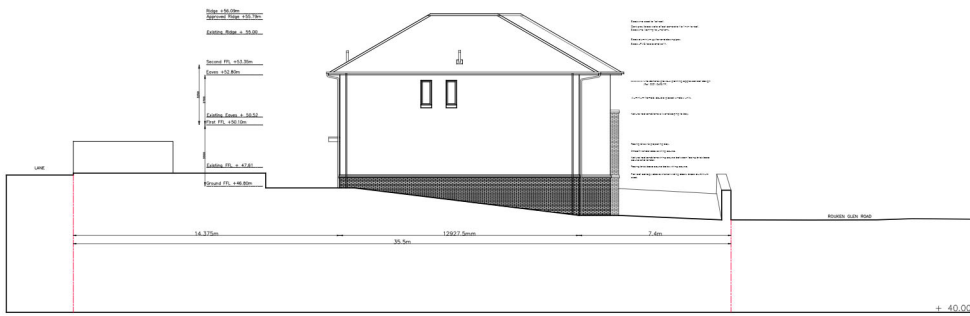
Drawn	Checked
MH	MH

Stage	Revision	Date
Planning	12-04-22	

Drawing Date	Drawing No.	Revision No.
Aug 21	19-743-PL 14	8



North-East (Rear) Elevation as Proposed @ 1:200



North-West (Side) Elevation as Proposed @ 1:200

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	BY	CHECKED
1	For design approval	15-08-22	MM	

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**Client**  
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Giffnock  
East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

**Drawing**      **Scale**  
Rear and Side Elevations as Proposed      1:200 @ A3

**Drawn**      **Checked**  
MM      MM

**Stage**      **Revision**      **Date**  
Planning      1      12-04-22

**Drawing Date**      **Drawing No.**      **Revision No.**  
Aug. 21      19-743-PL 15      B



Contextual South-West (Front) Elevation as Existing @ 1:200

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	DRAWN

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01947 832 2729  
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**Client:**  
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East Renfrewshire,  
G46 7TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

Drawing	Scale
Contextual Elevation to Rouken Glen Road as Existing	1:200 @ A3

Drawn	Checked
MH	MH

Stage	Revision	Date
Planning		

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 16	



Contextual South-West (Front) Elevation as Proposed @ 1:200

Notes:  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES	DATE	STATUS
1	For Planning & Building works	12-04-22	OK

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**Client**  
Mr R Tahir  
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Giffnock  
East Renfrewshire,  
G45 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G45 7EL.

**Drawing** **Scale**  
Contextual Elevation to 1:200 @ A3  
Rouken Glen Road as Proposed

**Drawn** **Checked**  
MH MH

**Stage** **Revision Date**  
Planning 12-04-22

**Drawing Date** **Drawing No.** **Revision No.**  
Aug. 21 19-743-PL 17 A

Existing Plot width at Street Frontage	-	32750mm		
Existing Building width at Street Frontage	-	14600mm	%Ratio of Building to Plot Width	45%
Proposed Building width at Street Frontage	-	19350mm	%Ratio of Building width to Plot width	59%

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**PLANS/DRAWINGS**

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Contextual South–West (Front) Elevation as Existing @ 1:200

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED



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 Mr R Tahir  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 6TT  
 Project

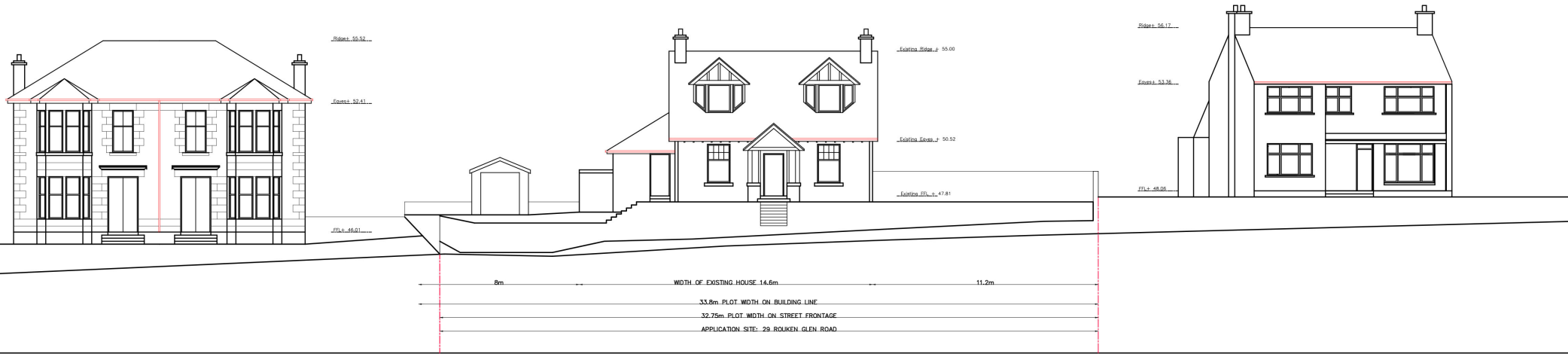
Demolition of existing dwelling and erection  
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 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

Drawing	Scale
Contextual Elevation to Rouken Glen Road as Existing	1:200 @ A3

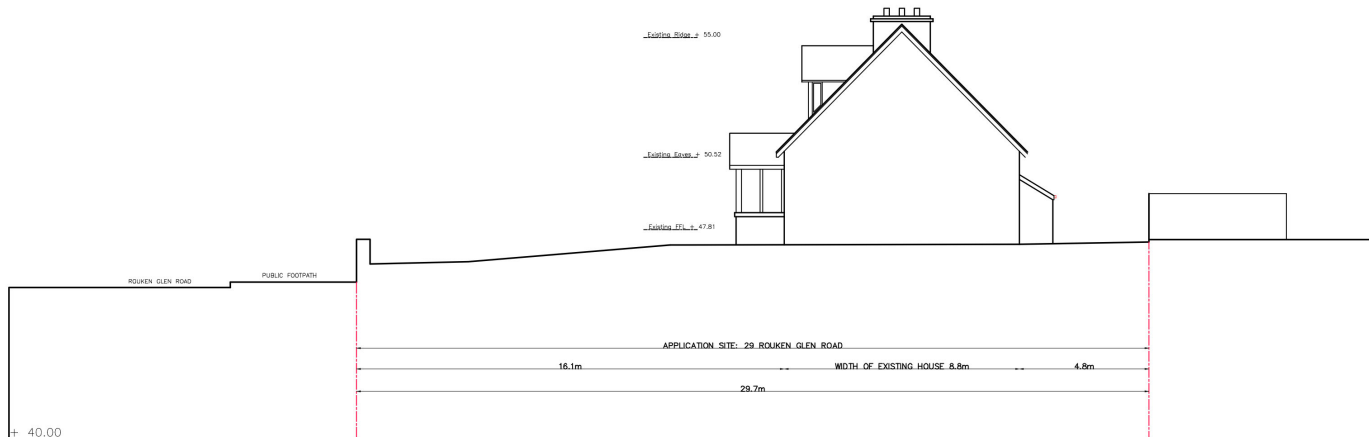
Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 16	



Contextual South-West (Front) Elevation as Existing @ 1:200



South-East (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage - 32750mm  
 Existing Building width at Street Frontage - 14600mm - %Ratio of Building to Plot Width :45%

**Notes:**

Do not scale from this drawing.  
 If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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**Client**

Mr R Tahir  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 5TT  
 Project

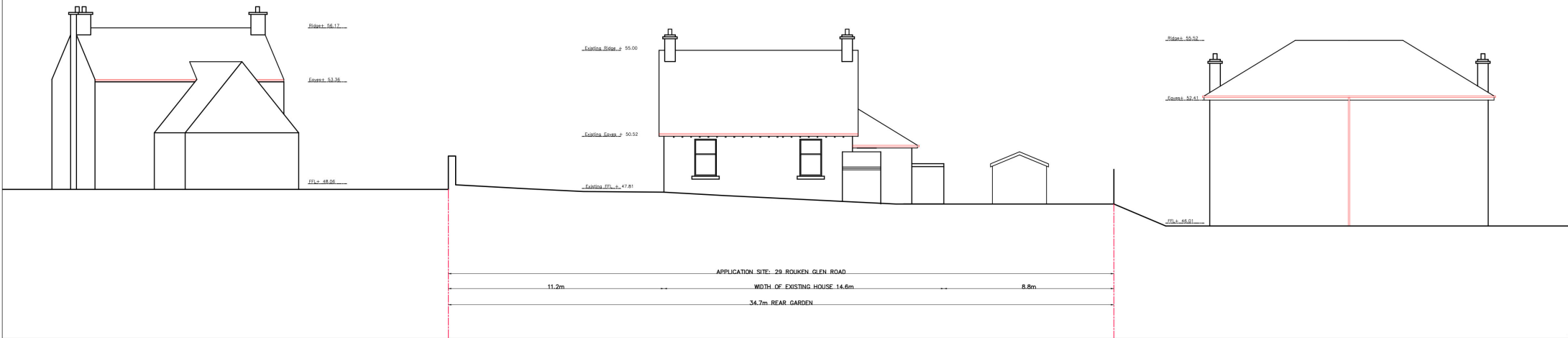
Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

Drawing Scale  
 Front and Side Elevations as Existing 1:200 @ A3

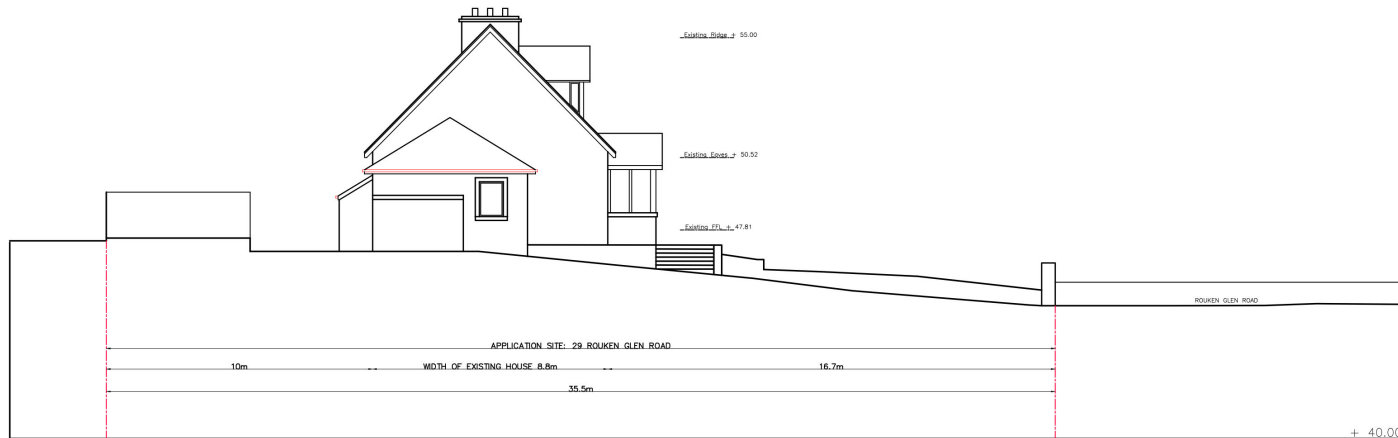
Drawn Checked  
 MH MH

Stage Revision Date  
 Planning

Drawing Date Drawing No. Revision No.  
 Aug. 21 19-743-PL 04



Contextual North-East (Rear) Elevation as Existing @ 1:200



North-West (Side) Elevation as Existing @ 1:200

Existing Plot width at Street Frontage - 32750mm  
 Existing Building width at Street Frontage - 14600mm - %Ratio of Building to Plot Width :45%

**Notes:**

Do not scale from this drawing.  
 If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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 architecture

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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

**Client**

Mr R Tahir  
 18 Burnside Road  
 Giffnock,  
 East Renfrewshire,  
 G46 5TT  
 Project

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

**Drawing** | **Scale**

Rear and Side Elevations as Existing | 1:200 @ A3

**Drawn** | **Checked**

MH | MH

**Stage** | **Revision Date**

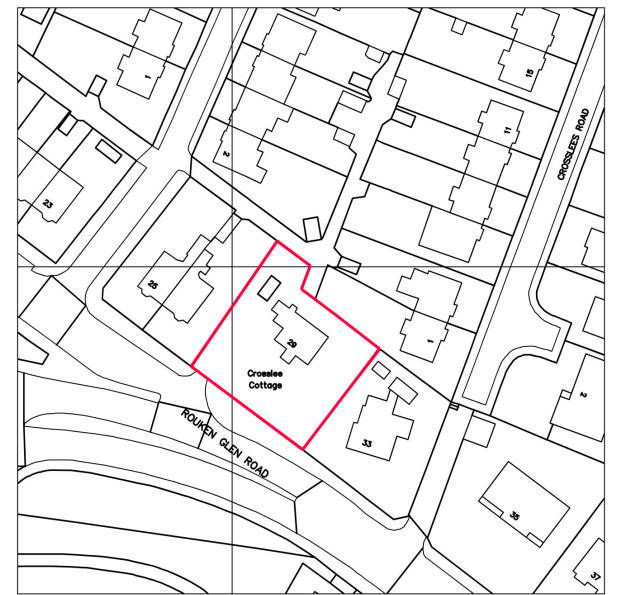
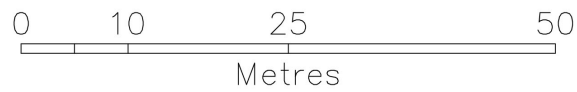
Planning |

**Drawing Date** | **Drawing No.** | **Revision No.**

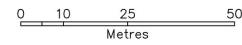
Aug. 21 | 19-743-PL 05 |



Site Plan as Existing @ 1:500



Location Plan as Existing @ 1:1250



Existing Plot Area:	1055m <sup>2</sup>
Existing Dwelling Footprint:	115m <sup>2</sup>
Existing Garage Footprint:	15m <sup>2</sup>
Existing Rear Garden Area:	377m <sup>2</sup>
Existing Footprint to Rear Garden Ratio:	3.27
Existing building to plot ratio:	12.5%

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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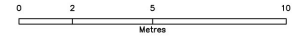
1 Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5H2

**Client**  
Mr R Tahir  
18 Burnside Road  
Giffnock,  
East Renfrewshire,  
G46 6TT  
Project

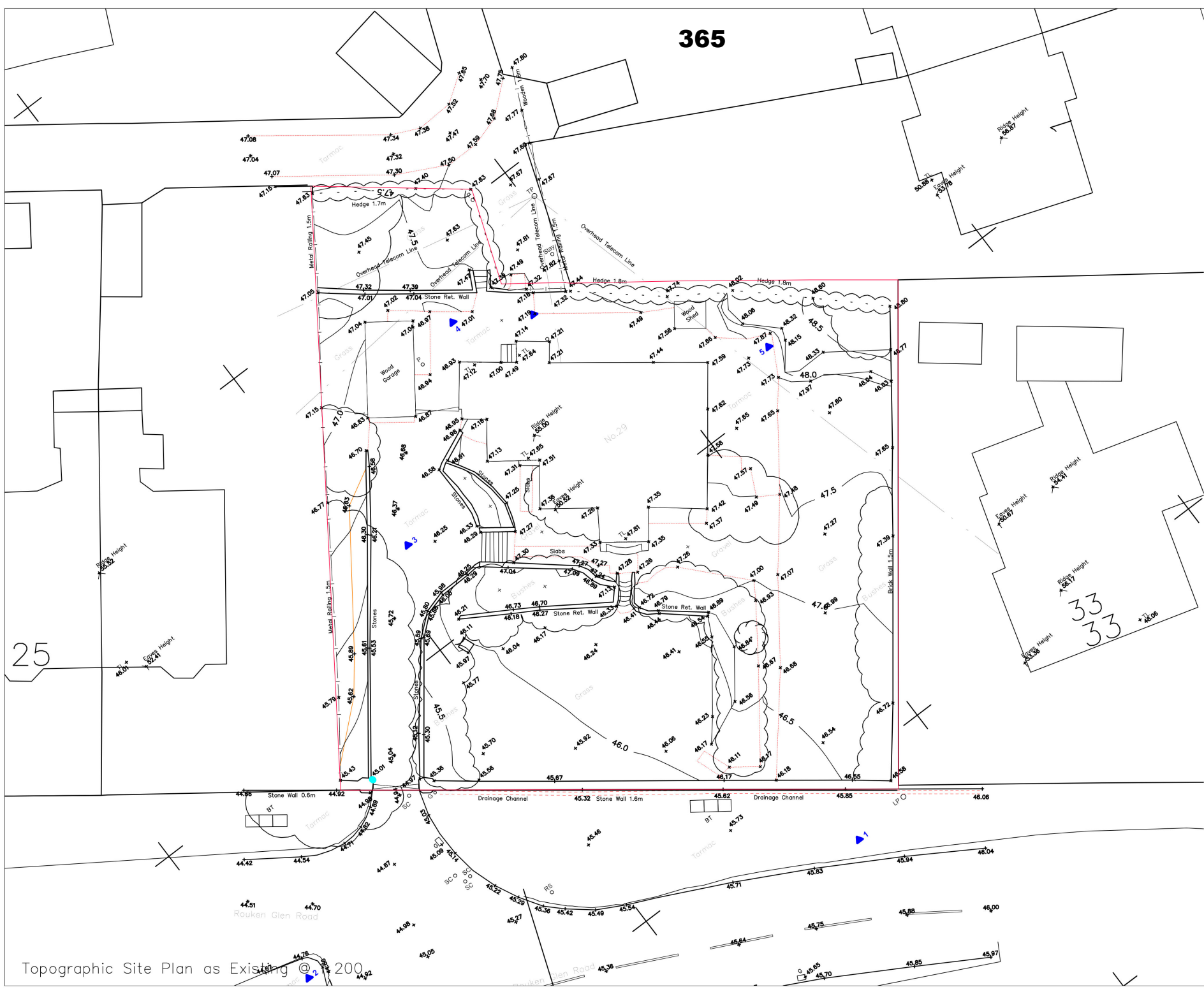
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale	
Site and Location Plans as Existing	500 / 1250 @ A3	
Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 02	

365



Existing Plot Area:	1055m <sup>2</sup>
Existing Dwelling Footprint:	115m <sup>2</sup>
Existing Garage Footprint:	15m <sup>2</sup>
Existing Rear Garden Area:	377m <sup>2</sup>
Existing Footprint to Rear Garden Ratio:	3.27
Existing building to plot ratio:	12.5%



Notes:  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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Client  
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East Renfrewshire,  
G46 6TT  
Project

Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

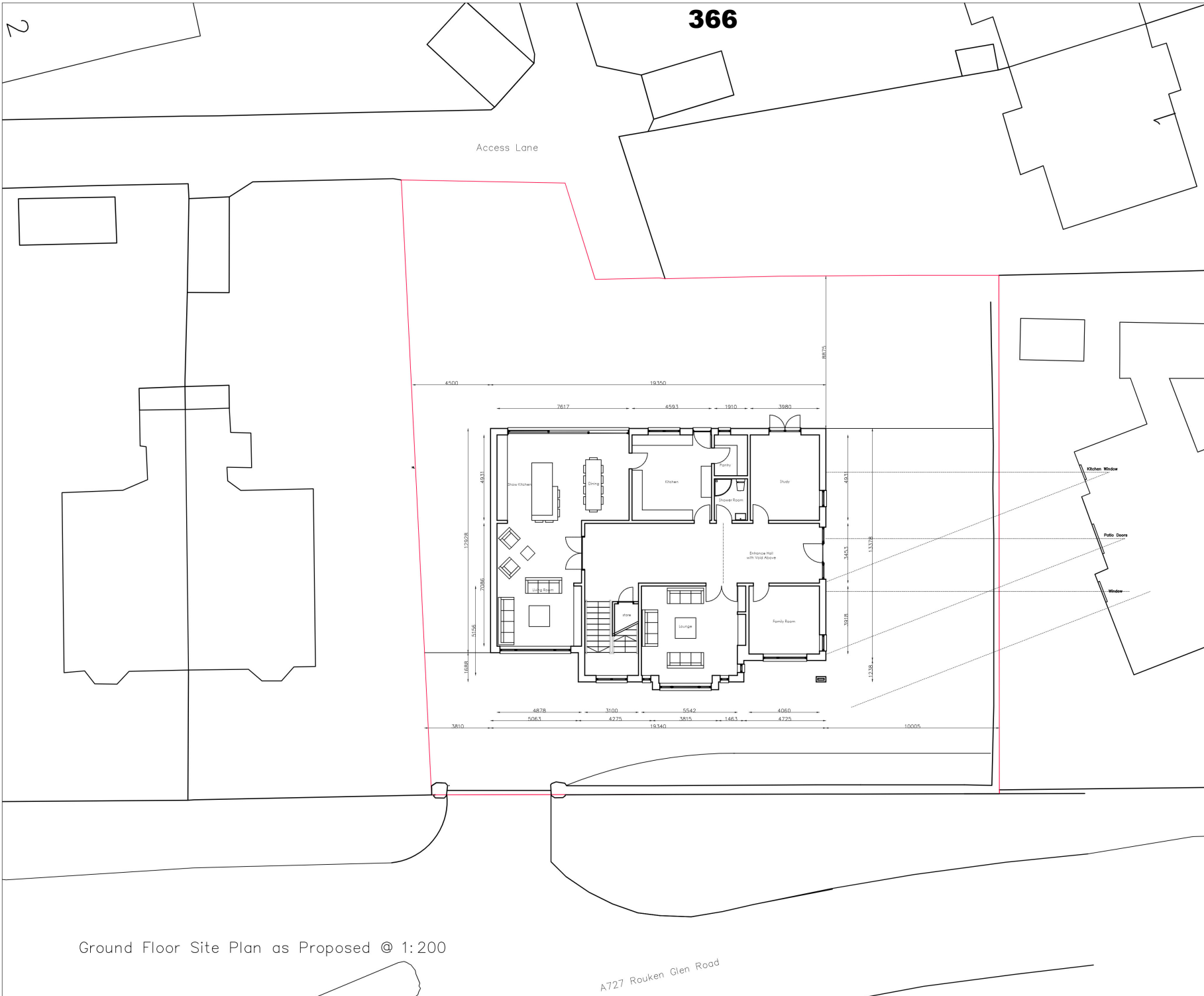
Drawing Scale  
Topographic Site Plan as Existing 1:200 @ A3

Drawn Checked  
MH MH

Stage Revision Date  
Planning

Drawing Date Drawing No. Revision No.  
Aug. 21 19-743-PL 03

Topographic Site Plan as Existing @ 200



366



Existing Plot Area:	1055m <sup>2</sup>
Proposed Dwelling Footprint:	270m <sup>2</sup>
Proposed Rear Garden Area:	405m <sup>2</sup>
Proposed Footprint to Rear Garden Ratio:	1:5
Proposed Building to Plot Ratio:	25%

PROPOSED BUILDING LINE TO BOUNDARY:	
Front to Rouken Glen Road:	7.1 - 7.4m
Minimum Rear to Neighbouring garden:	8.875m
Maximum Rear to Access Lane Boundary:	14.375m
Northwest Side to Neighbour(front):	3.8m
Northwest Side to Neighbour(rear):	4.5m
Southeast Side to Neighbour(front):	10m
Southwest Side to Neighbour(rear):	10m

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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**Client**  
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Giffnock,  
East Renfrewshire,  
G46 6TT  
Project  
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

<b>Drawing</b>	<b>Scale</b>
Ground Floor Site Plan as Proposed	1:200 @ A3

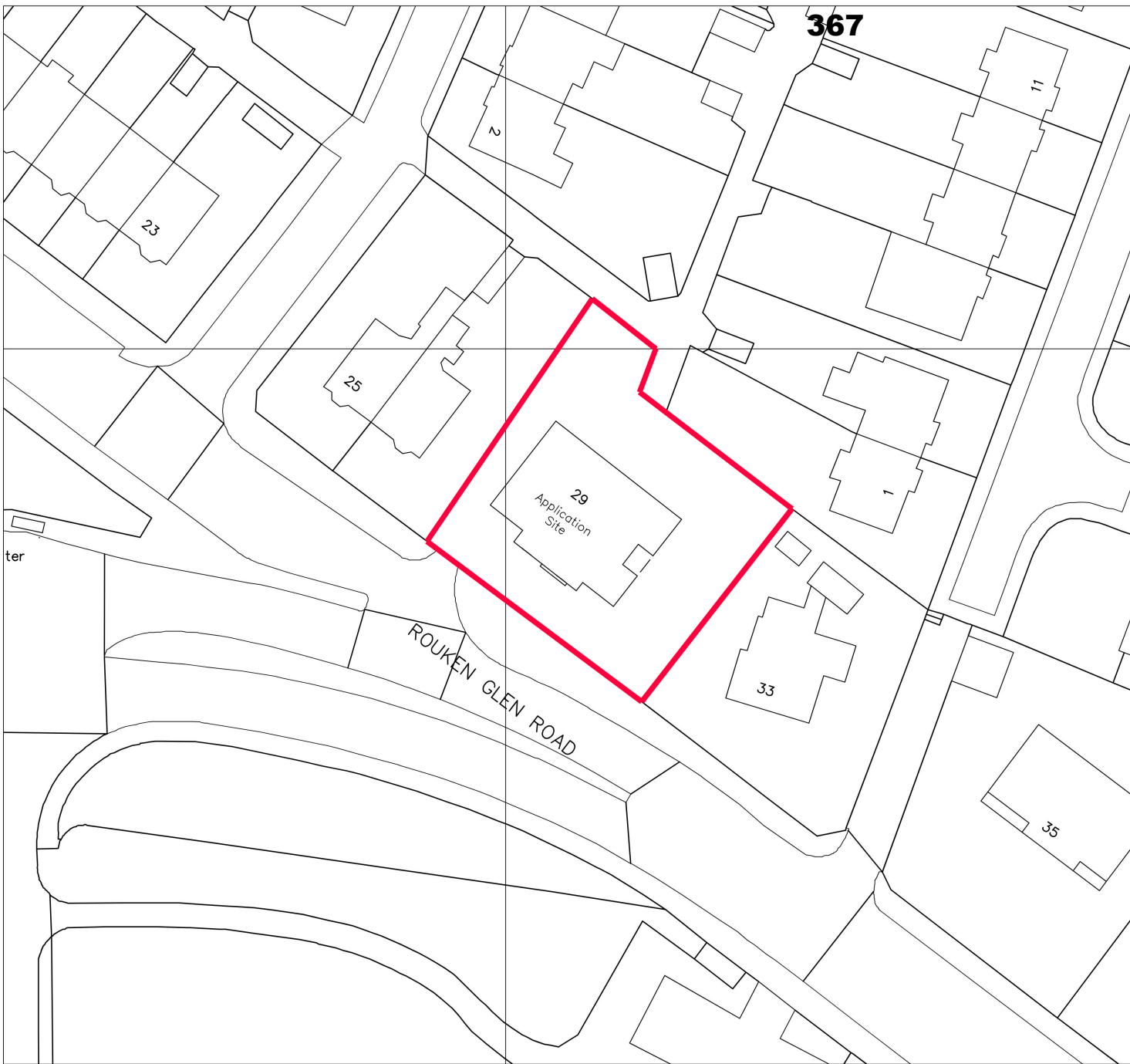
<b>Drawn</b>	<b>Checked</b>
MH	MH

<b>Stage</b>	<b>Revision Date</b>
Planning	

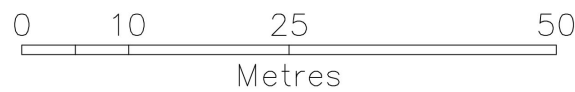
<b>Drawing Date</b>	<b>Drawing No.</b>	<b>Revision No.</b>
Aug. 21	19-743-PL 08	

Ground Floor Site Plan as Proposed @ 1:200

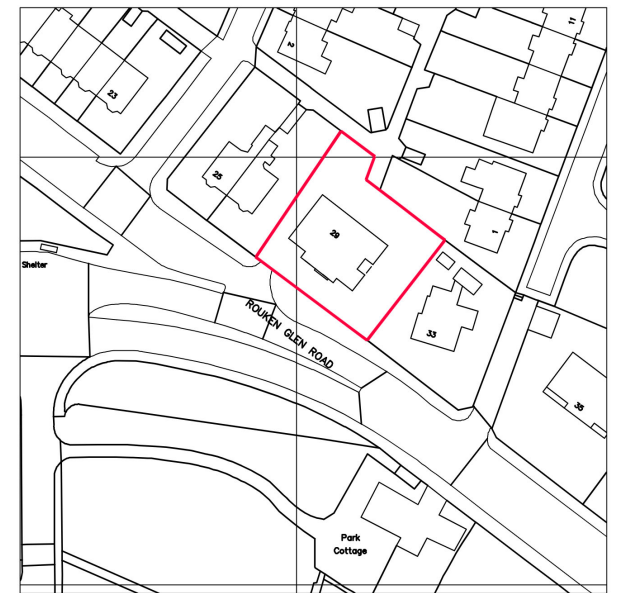
A727 Rouken Glen Road



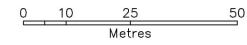
Site Plan as Proposed @ 1:500



367



Location Plan as Proposed @ 1:1250



Existing Plot Area:	105m <sup>2</sup>
Proposed Dwelling Footprint:	270m <sup>2</sup>
Proposed Rear Garden Area:	405m <sup>2</sup>
Proposed Footprint to Rear Garden Ratio:	1:3
Proposed Building to Plot Ratio:	25%

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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**Client**

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East Renfrewshire,  
G46 6TT  
Project

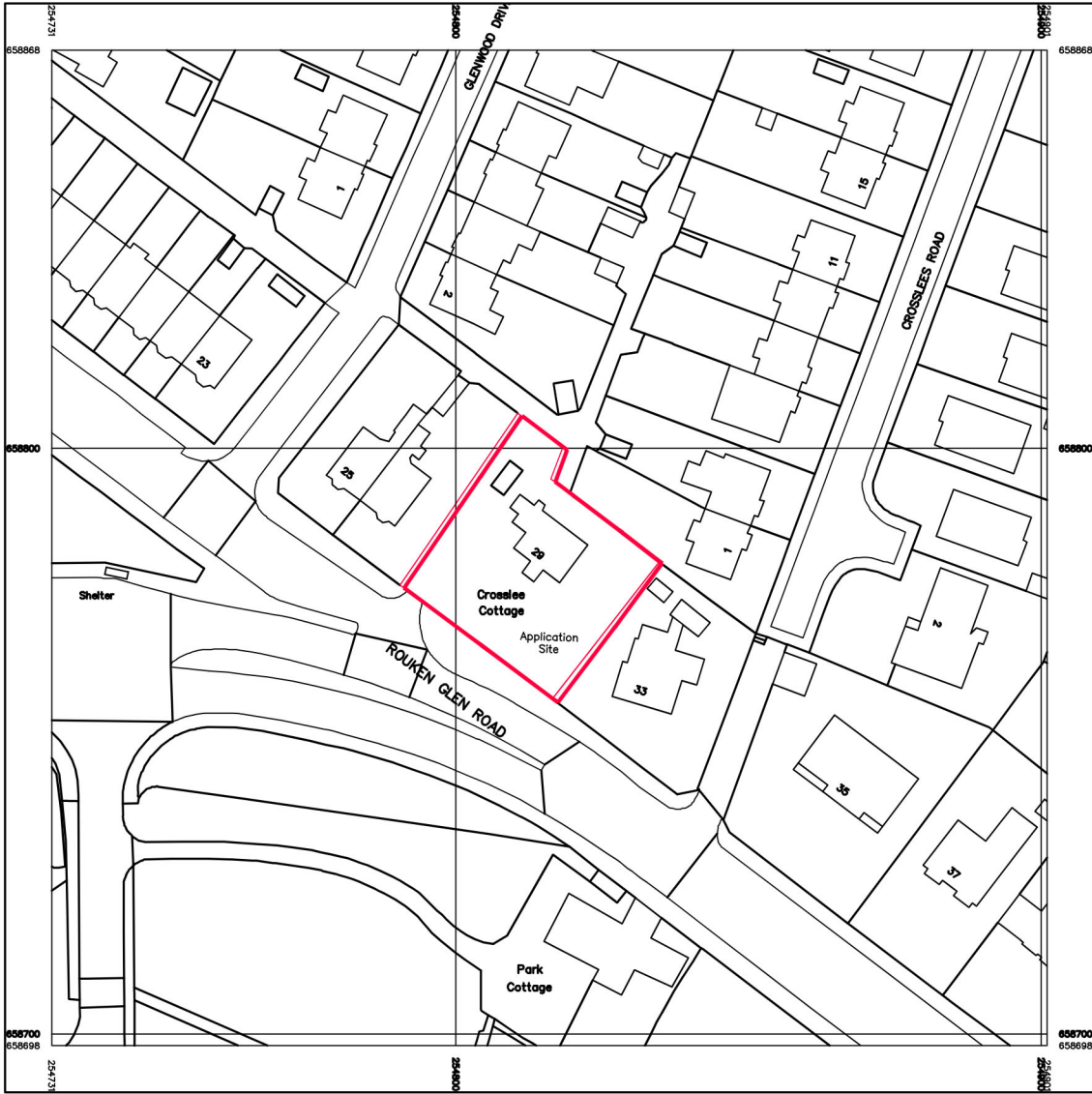
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale
Site and Location Plans as Proposed	500 / 1250 @ A3

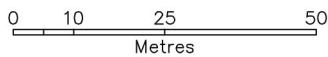
Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 06	



Location Plan as Existing @ 1:1250



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 G46 6TT  
**Project**

Demolition of existing dwelling and erection  
 of New detached dwelling at  
 29 Rouken Glen Road  
 Giffnock,  
 East Renfrewshire, G46 7EL.

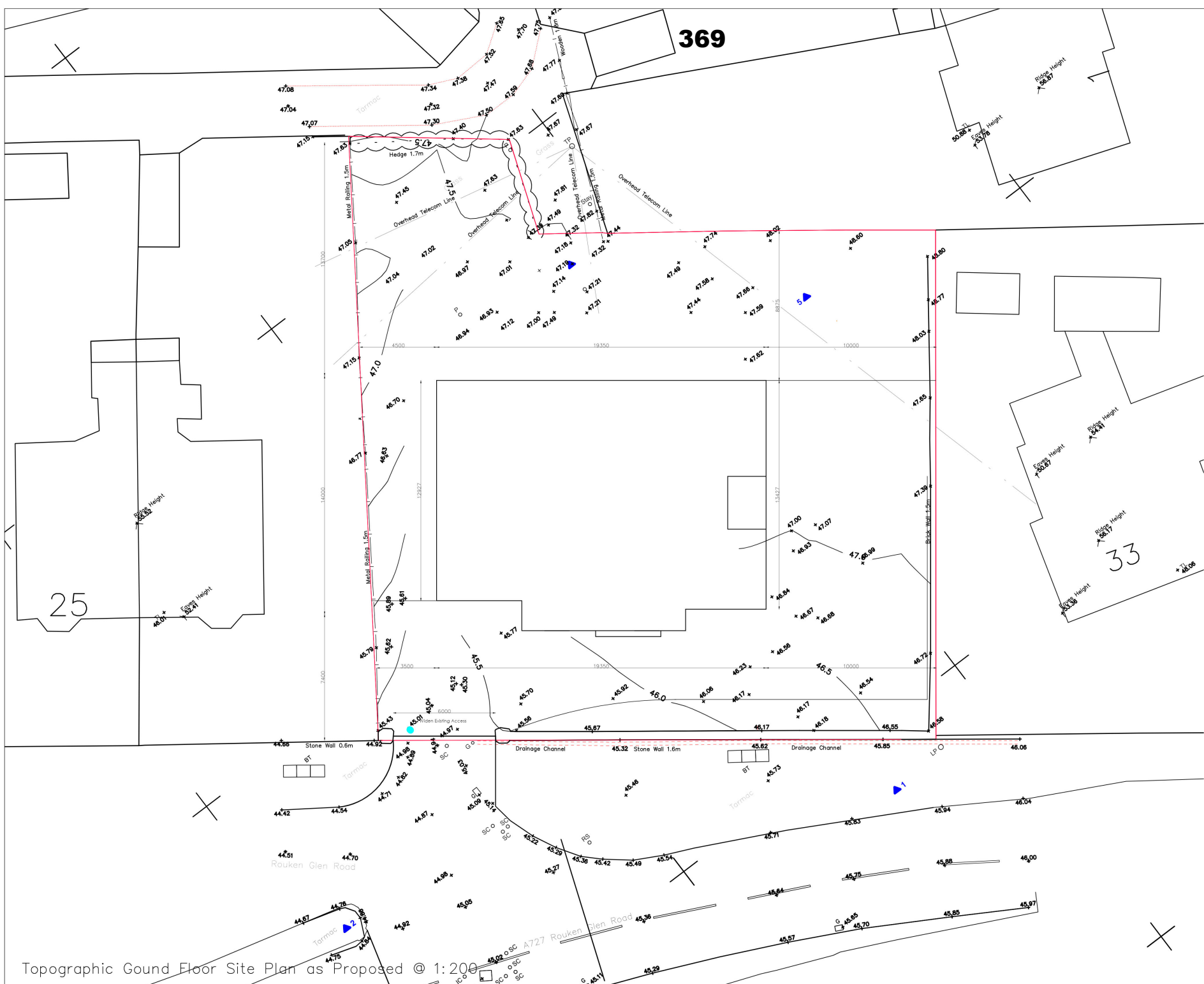
Drawing	Scale
Location Plan as Existing	1:1250 @ A4

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL01	

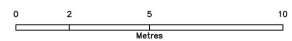




369

25

33



Existing Plot Area:	1055m <sup>2</sup>
Proposed Dwelling Footprint:	270m <sup>2</sup>
Proposed Rear Garden Area:	405m <sup>2</sup>
Proposed Footprint to Rear Garden Ratio:	1:5
Proposed Building to Plot Ratio:	25%

PROPOSED BUILDING LINE TO BOUNDARY:	
Front to Rouken Glen Road:	7.1 - 7.4m
Minimum Rear to Neighbouring garden:	8.875m
Maximum Rear to Access Lane Boundary:	14.375m
Northwest Side to Neighbour(front):	3.8m
Northeast Side to Neighbour(rear):	4.5m
Southeast Side to Neighbour(front):	10m
Southwest Side to Neighbour(rear):	10m

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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G46 6TT  
Project

Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

Drawing	Scale
Topographic Ground Floor Site Plan as Proposed	1:200 @ A3

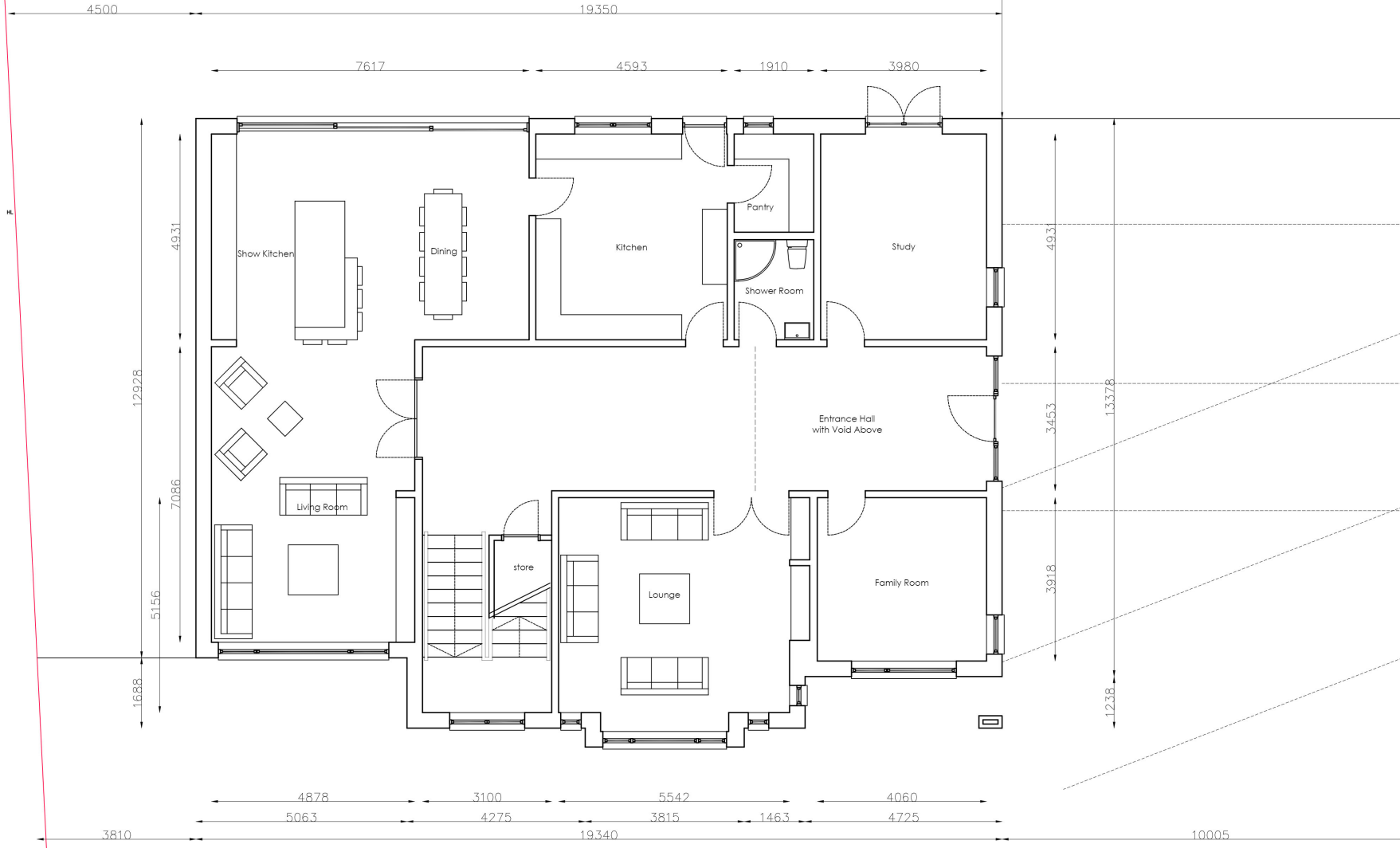
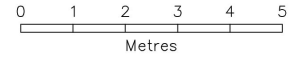
Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 07	

Topographic Ground Floor Site Plan as Proposed @ 1:200

370



**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
A	Basement added	12-04-22	MH

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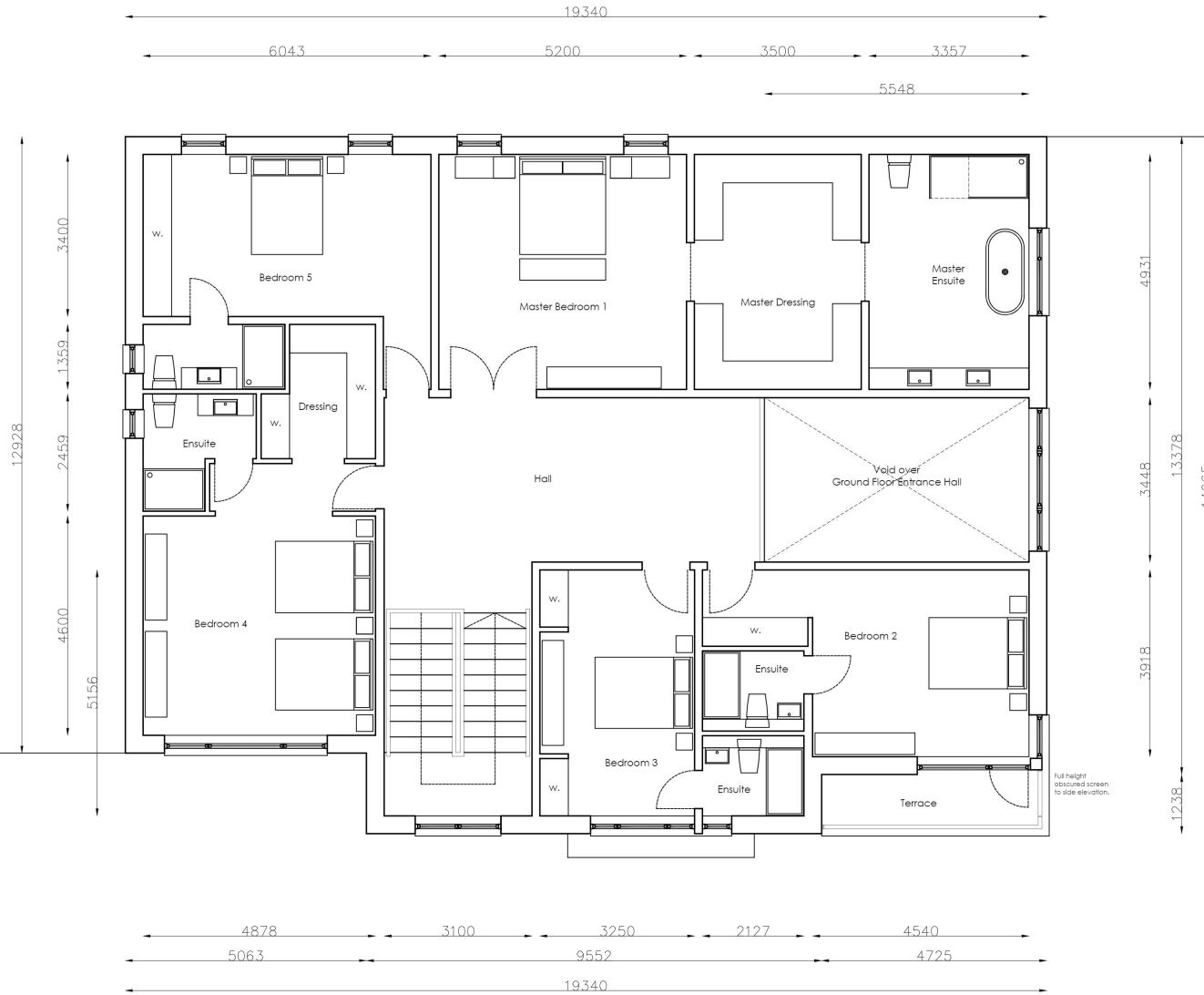
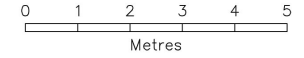
Drawing Scale  
Ground Floor Plan as Proposed 1:100 @ A3

Drawn Checked  
MH MH

Stage Revision Date  
Planning 12-04-22

Drawing Date Drawing No. Revision No.  
Aug. 21 19-743-PL 10 A

Ground Floor Plan as Proposed © 1:100



**Notes:**

Do not scale from this drawing.  
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REV.	REVISION NOTES:	DATE	ISSUED

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29 Rouken Glen Road  
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East Renfrewshire, G46 7EL.

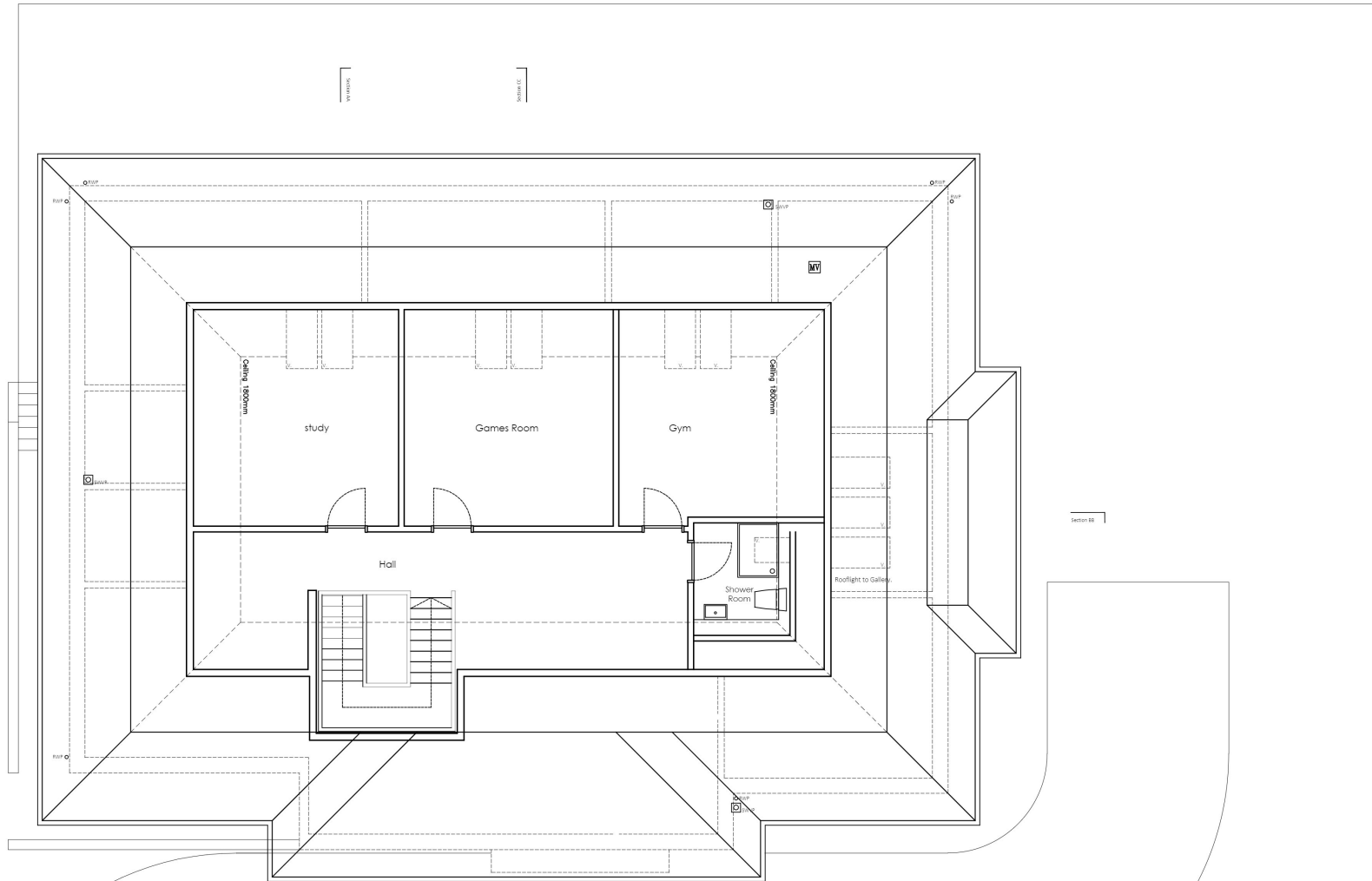
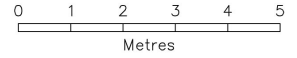
Drawing Scale  
Upper Floor Plan as Proposed 1:100 @ A3

Drawn Checked  
MH MH

Stage Revision Date  
Planning

Drawing Date Drawing No. Revision No.  
Aug. 21 19-743-PL 11

Upper Floor Plan as Proposed @ 1:100



**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV	REVISION NOTES	DATE	ISSUED
A	Roof redesigned and attic plan layout amended	12-04-22	MH

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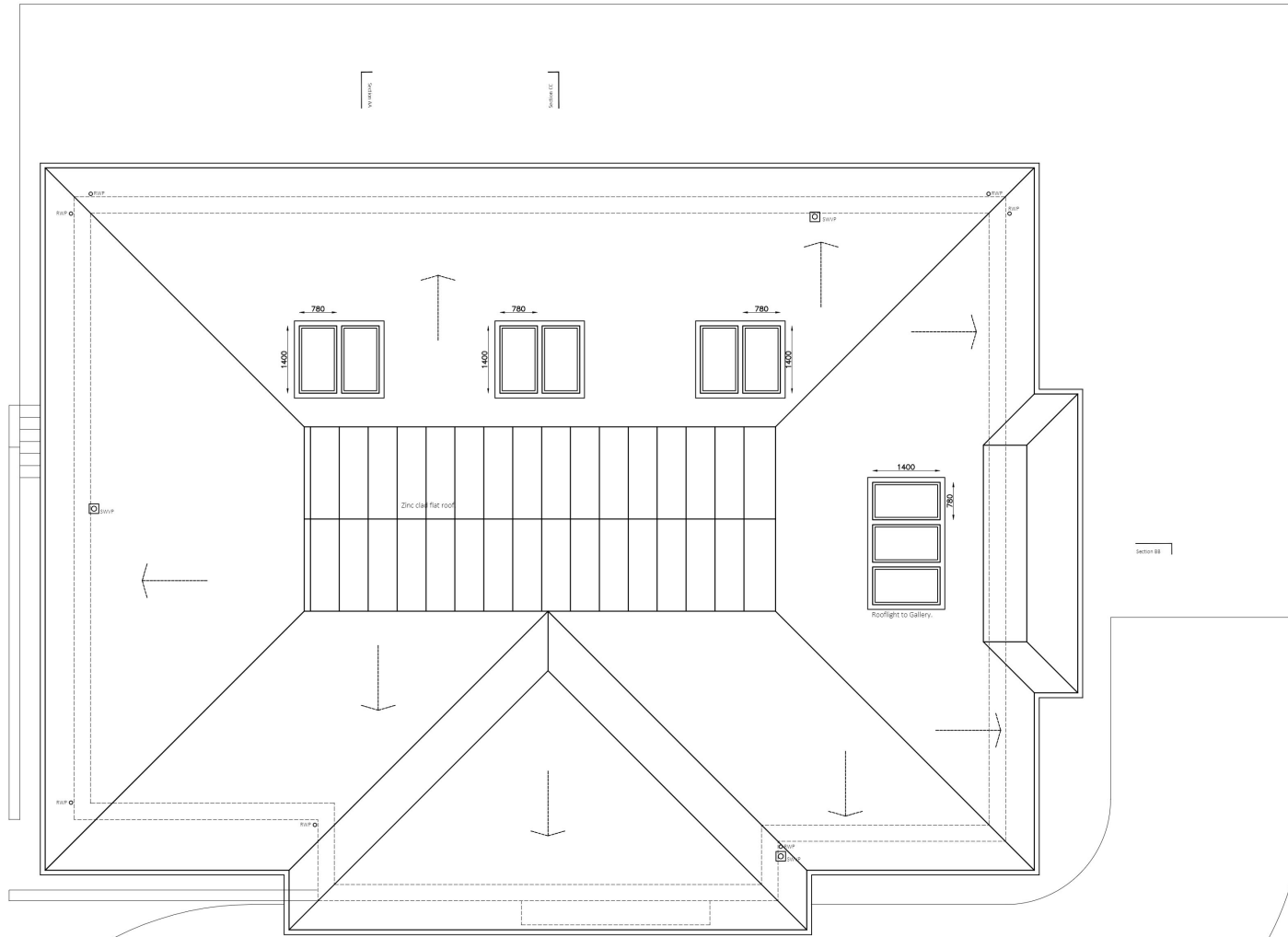
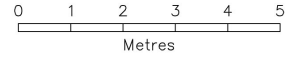
Demolition of existing dwelling and erection  
of New detached dwelling at  
29 Rouken Glen Road  
Giffnock,  
East Renfrewshire, G46 7EL.

**Drawing** Scale  
Second Floor Plan as Proposed 1:100 @ A3

**Drawn** Checked  
MH MH

**Stage** Revision Date  
Planning 12-04-22

**Drawing Date** Drawing No. Revision No.  
Aug. 21 19-743-PL 12 A



Roof Plan as Proposed @ 1:100

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
A	Roof design amended.	28-02-22	MH

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Giffnock,  
East Renfrewshire, G46 7EL.

Drawing	Scale
Roof Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	28-02-22

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 13	A



South-West (Front) Elevation as Proposed @ 1:200

**Notes:**  
Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
A	Roof design amended.	28-02-22	MH
B	Basement deleted.	12-04-22	MH

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Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

**Drawing** Front and Side Elevations as Proposed  
**Scale** 1:200 @ A3

**Drawn** MH  
**Checked** MH

**Stage** Planning  
**Revision Date** 12-04-22

**Drawing Date** Aug. 21  
**Drawing No.** 19-743-PL 14  
**Revision No.** B



South-East (Side) Elevation as Proposed @ 1:200



North-East (Rear) Elevation as Proposed @ 1:200

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV	REVISION NOTES	DATE	ISSUED
A	Roof design amended.	28-02-22	MH
B	Basement deleted.	12-04-22	MH

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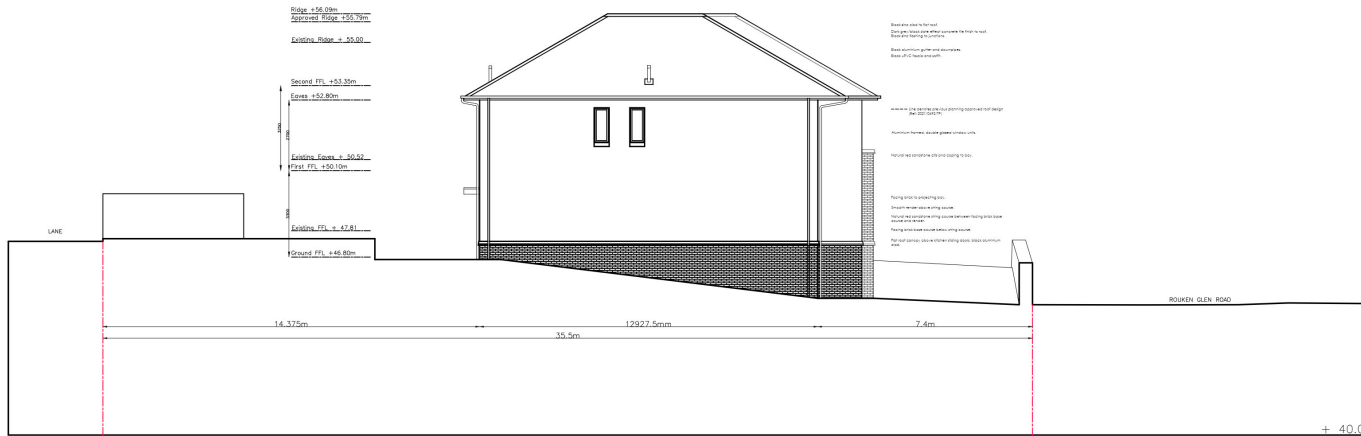
Demolition of existing dwelling and erection of New detached dwelling at 29 Rouken Glen Road Giffnock, East Renfrewshire, G46 7EL.

Drawing	Scale
Rear and Side Elevations as Proposed	1:200 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	12-04-22

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 15	B



North-West (Side) Elevation as Proposed @ 1:200



Contextual South-West (Front) Elevation as Proposed @ 1:200

**Notes:**

Do not scale from this drawing.  
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
A	Roof redesigned & Basement deleted.	12-04-22	MH

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East Renfrewshire, G46 7EL.

Drawing	Scale
Contextual Elevation to Rouken Glen Road as Proposed	1:200 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	12-04-22

Drawing Date	Drawing No.	Revision No.
Aug. 21	19-743-PL 17	A

Existing Plot width at Street Frontage	-	32750mm		
Existing Building width at Street Frontage	-	14600mm	%Ratio of Building to Plot Width	:45%
Proposed Building width at Street Frontage	-	19350mm	%Ratio of Building width to Plot width	:59%